U. S. Department
of Transportation

**Federal Aviation
Administration**

Alaskan Region

222 W. 7th Avenue #14
Anchorage, Alaska
99513-7587

June 9, 2006

Mr. Harvey M. Douthit, PE, Design Section Chief
State of Alaska, DOT & PF
P.O. Box 196960
Anchorage, Alaska 99519-6960

Seldovia Airport
Airport Layout Plan Approval
Airspace Case 04-AAL-186NRA

We have completed our review of the Seldovia Airport Layout Plan (ALP), and find it acceptable from a planning standpoint. This Seldovia ALP reflects the results of the Master Plan that was started in 2002.

No Modifications to Standards are approved with this ALP approval.

The approval indicated by my signature is given subject to the condition that the proposed airport development that requires environmental processing shall not be undertaken without prior written environmental approval by the FAA.

This approval considers only the safety, utility, and efficiency of the airport. We encourage you to work with appropriate agencies to encourage adoption of height and zoning restrictions.

This approval does not represent a commitment to provide financial assistance to implement the proposed plan. FAA assistance in any development or its approval for any development will be determined at the time of request, based on the existing regulations, project justification, and eligibility at the time of the request.

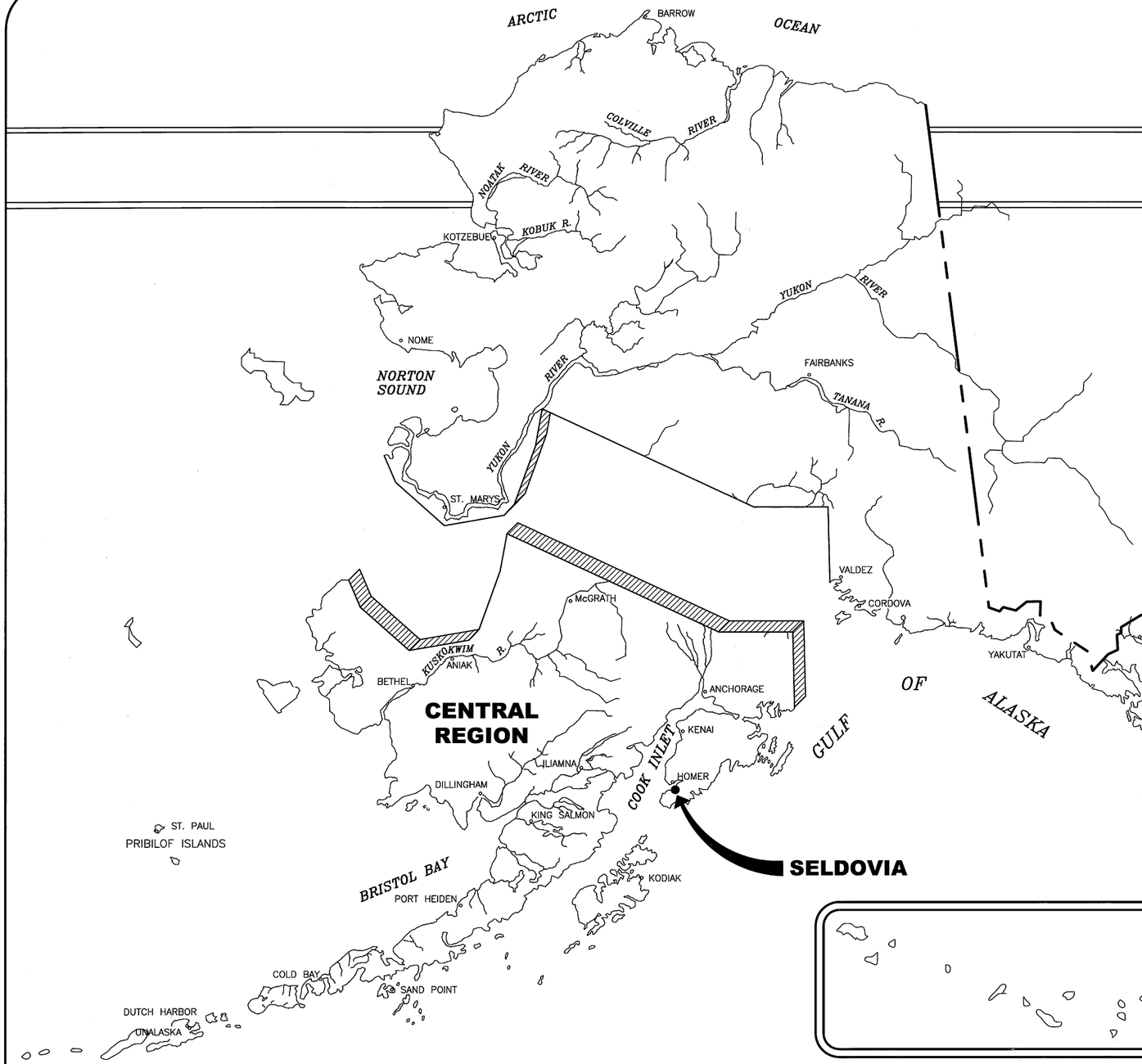
When airport construction, alteration, or deactivation is undertaken, such action requires FAA notification and review in accordance with the provisions of Part 77 and Part 157 of the Federal Aviation Regulations. In addition, all airport construction must be completed in accordance with FAA Advisory circulars current at the time of construction.

Please attach this letter to the enclosed ALP and retain it in your files for future use.

If you have any questions, please contact Mr. John Lovett at 271-5446.
Sincerely,

Debbie Roth, Deputy Division Manager
Airports Division

Attachment
Seldovia ALP
cc: AAL-530, ANC FPO/AVN-170G



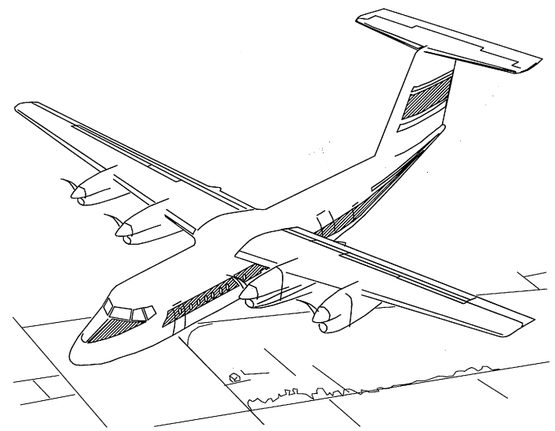
AIRPORT LAYOUT PLAN FOR

SELDOVIA

2006

DRAWING INDEX

1 – COVER SHEET AND INDEX
2 – VICINITY MAP AND DATA TABLES
3 – EXISTING & NEAR TERM AIRPORT LAYOUT PLAN
4 – ULTIMATE AIRPORT LAYOUT PLAN
5 – EXISTING & ULTIMATE AIRPORT PROFILES
6 – INNER PORTION OF APPROACH SURFACES
7 – ULTIMATE TERMINAL AREA PLAN
8 – AIRPORT AIRSPACE PLAN
9 – LAND USE PLAN
10 – NARRATIVE
1–5 – PROPERTY PLAN SET



SPONSORED BY
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

APPROVED DATE 6.2.06
ROBERT A. CAMPBELL, P.E.
REGIONAL PRECONSTRUCTION ENGINEER

RECOMMENDED DATE 6/2/2006
HARVEY M. DOUTHIT, P.E.
DESIGN SECTION CHIEF

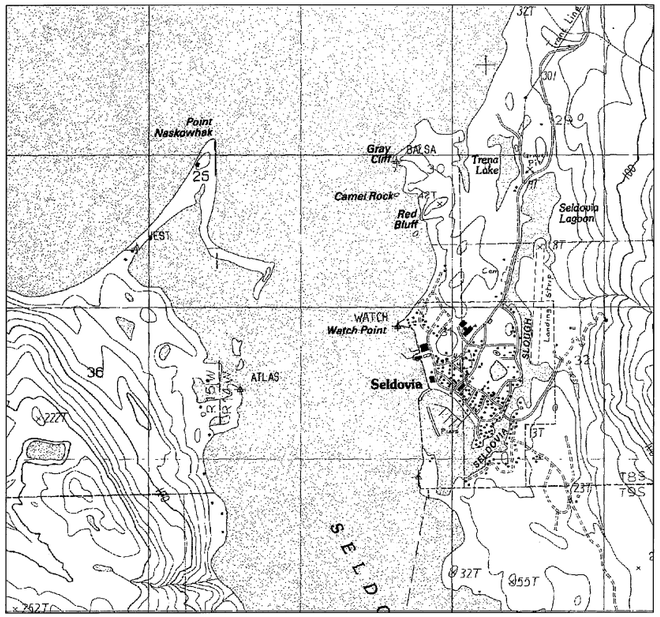
AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06
By: DATE: 6/9/06
FAA AIRPORTS DIVISION
ALASKAN REGION, AAL-600

F.A.A. AIRSPACE REVIEW NUMBER:
00-ALL-
04-AAL-186-NRA

SELDOVIA
AIRPORT LAYOUT PLAN

SHEET 1 OF 10

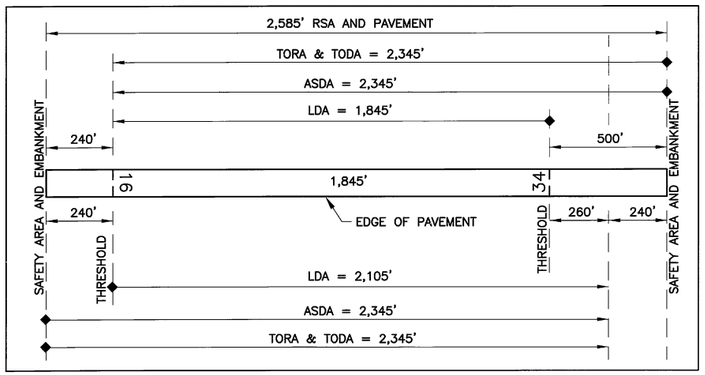
H:\jobs\02-002 Seldovia AMP Phase II\CAD\Drawings\ALP\Drawings\ALP-REVISED-2006\02002_alp01, 1=1, 06/01/06 at 11:39 by rfh
LAYOUT: Model
VIEW: ALP01_H_X7700, HS-PLOT



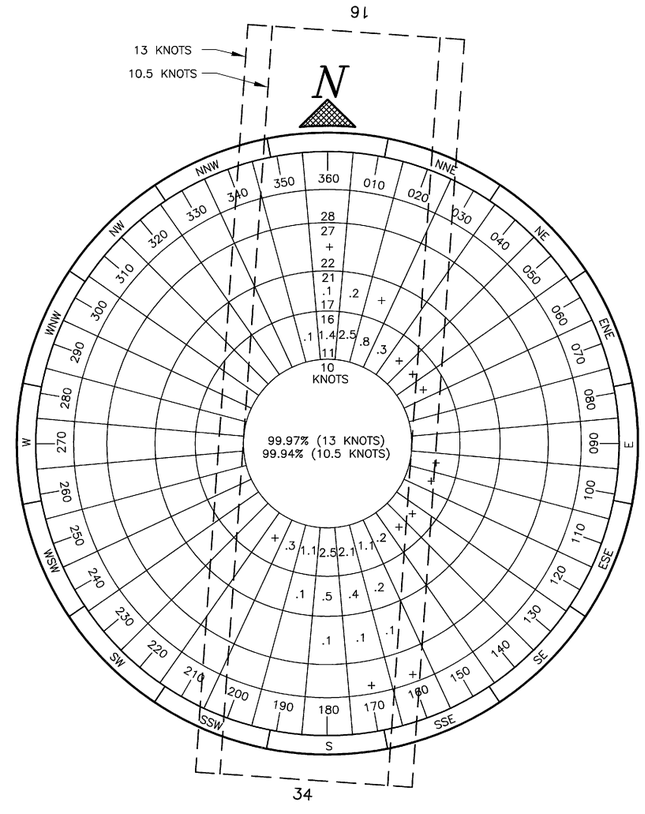
VICINITY MAP

1" = 1/2 MILE
T 8 S, R 14 W, SEC. 32
SEWARD MERIDIAN
U.S.G.S. SELDOVIA (B-5) NW, ALASKA

DECLARED DISTANCES *



* DECLARED DISTANCES APPLY ONLY AFTER RUNWAY IS PAVED AND MARKED.



WIND DATA

WIND COVERAGE: RUNWAY 16-34
13 KNOTS: 99.97%
10.5 KNOTS: 99.94%

SOURCE: WESTERN REGIONAL CLIMATE CENTER, 20-MINUTE INTERVALS, 18,021 OBSERVATIONS FROM THE SELDOVIA ASOS.

PERIOD: 01/01/1999 to 12/31/2000

NON-STANDARD CONDITIONS

ITEM	EXISTING	STANDARD	ULTIMATE

RUNWAY DATA TABLE

		RUNWAY 16 /34		
ITEM		EXISTING	NEAR TERM	ULTIMATE
APPROACH SURFACES		20:1	20:1 /20:1	20:1 /20:1
VISIBILITY MINIMUM		VISUAL/VISUAL	VISUAL/VISUAL	VISUAL/VISUAL
INSTRUMENT RUNWAY		VISUAL/VISUAL	VISUAL/VISUAL	VISUAL/VISUAL
RUNWAY SURFACE		GRAVEL	ASPHALT	ASPHALT
PAVEMENT STRENGTH	lbs.	S20	S20	S20
RUNWAY TYPE		UTILITY	UTILITY	UTILITY
RUNWAY DIMENSIONS		80' X 1845'	75' X 2585'	75' X 2585'
AIRCRAFT APPROACH CATEGORY		A / A	A / A	A / A
AIRCRAFT DESIGN GROUP (SMALL AIRCRAFT ONLY)		I / I	I / I	I / I
FRONT BEARING		184°05'35.28"	184°05'35.28"	184°05'35.28"
REAR BEARING		04°05'32.85"	04°05'32.85"	04°05'32.85"
EFFECTIVE GRADE		.0013 %	.0013 %	.0013 %
TOUCHDOWN ELEVATION (MSL NAVD88)		22.10'/ 22.59'	22.10'/ 22.59'	22.10'/ 22.59'
THRESHOLD COORDINATES (N.A.D. 83)				
RUNWAY 16 RUNWAY END (STA 25+85)	LAT.	59°26'49.479"	59°26'49.479"	59°26'49.479"
	LONG.	151°42'16.541"	151°42'16.541"	151°42'16.541"
RUNWAY 16 DISPLACED THRESHOLD (STA 23+45)	LAT.	59°26'47.121"	59°26'47.121"	59°26'47.121"
RUNWAY 34 END	LONG.	151°42'16.872"	151°42'16.872"	151°42'16.872"
RUNWAY 34 DISPLACED THRESHOLD (STA 5+00)	LAT.	59°26'28.994"	59°26'28.994"	59°26'28.994"
	LONG.	151°42'19.419"	151°42'19.419"	151°42'19.419"
RUNWAY 34 RSA	LAT.	59°26'24.082"	59°26'24.082"	59°26'24.082"
RUNWAY 16 END (STA 0+00)	LONG.	151°42'20.109"	151°42'20.109"	151°42'20.109"
RUNWAY SAFETY AREA (RSA)		160'x2585'	150'x2585'	150'x2585'
RUNWAY 16 LENGTH BEYOND R/W END		500'	240'	240'
RUNWAY 34 LENGTH BEYOND R/W END		247'	240'	240'
RUNWAY PROTECTION ZONE (RPZ)		250' X 450' X 1000'	250' X 450' X 1000'	250' X 450' X 1000'
RUNWAY OBJECT FREE AREA (OFA)		260'x1845'	250'x2585'	250'x2585'
RUNWAY OBSTACLE FREE ZONE (OFZ)		250'x2985'	250'x2985'	250'x2985'
RUNWAY LIGHTING		NONE	NONE	NONE
RUNWAY MARKING		VISUAL	VISUAL	VISUAL
RUNWAY VISUAL AND INSTRUMENT NAVAIDS		NONE	NONE	NONE

AIRPORT DATA TABLE

ITEM		EXISTING	NEAR TERM	ULTIMATE
ICAO IDENTIFIER		PASO		
NATIONAL AIRPORT IDENTIFIER		SOV		
AIRPORT ELEVATION (MSL NAVD88)		22.59'	22.59'	22.59'
AIRPORT REFERENCE POINT (ARP NAD 83)	LAT.	59°26'38.057"	59°26'38.057"	59°26'38.057"
	LONG.	151°42'18.146"	151°42'18.146"	151°42'18.146"
AIRPORT REFERENCE CODE (SMALL AIRCRAFT ONLY)		A I	A I	A I
MEAN MAX. TEMPERATURE, HOTTEST MONTH		60 F° JULY	60 F° JULY	60 F° JULY
AIRPORT AND TERMINAL NAVIGATION AIDS		NONE	GPS	GPS
		NONE	NONE	NONE
TAXIWAY LIGHTING/MARKING		NONE/STANDARD	NONE/STANDARD	NONE/STANDARD
APRON LIGHTING/MARKING		NONE/STANDARD	NONE/STANDARD	NONE/STANDARD
RUNWAY OBSTRUCTION SURVEY SOURCE & TYPE		NONE	NONE	ANP
MAGNETIC DECLINATION, YEAR , RATE OF CHANGE			19°41'E, 2005	-0°11.9' (W)/YR

LEGEND

ITEM	EXISTING	ULTIMATE
PROPERTY LINE		
BUILDING RESTRICTION LINE	BRL XX LT/RT	BRL XX LT/RT
RUNWAY OBJECT FREE AREA		
RUNWAY / TAXIWAY SAFETY AREA		
AVIGATION & HAZARD EASEMENT		
AIRPORT REFERENCE POINT (A.R.P.)	NONE	
WIND CONE AND SEGMENTED CIRCLE		
CONTOURS	100	100
ROADWAYS		
BUILDINGS		
SHORELINE		
FENCE	-X-X-X-	X X X
THRESHOLD LIGHTS	NONE	NONE
REIL	NONE	NONE
PAPI	NONE	NONE
RUNWAY MONUMENTS		

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06
By: [signature] DATE: 6/9/06
FAA, AIRPORTS DIVISION
ALASKAN REGION, AAL-

F.A.A. AIRSPACE REVIEW NUMBER: 04-AAL-18C-NRA

FILE:
DATE:

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

DATE 06/01/06
DESIGN CAB
DRAWN CAB
CHECKED SLH

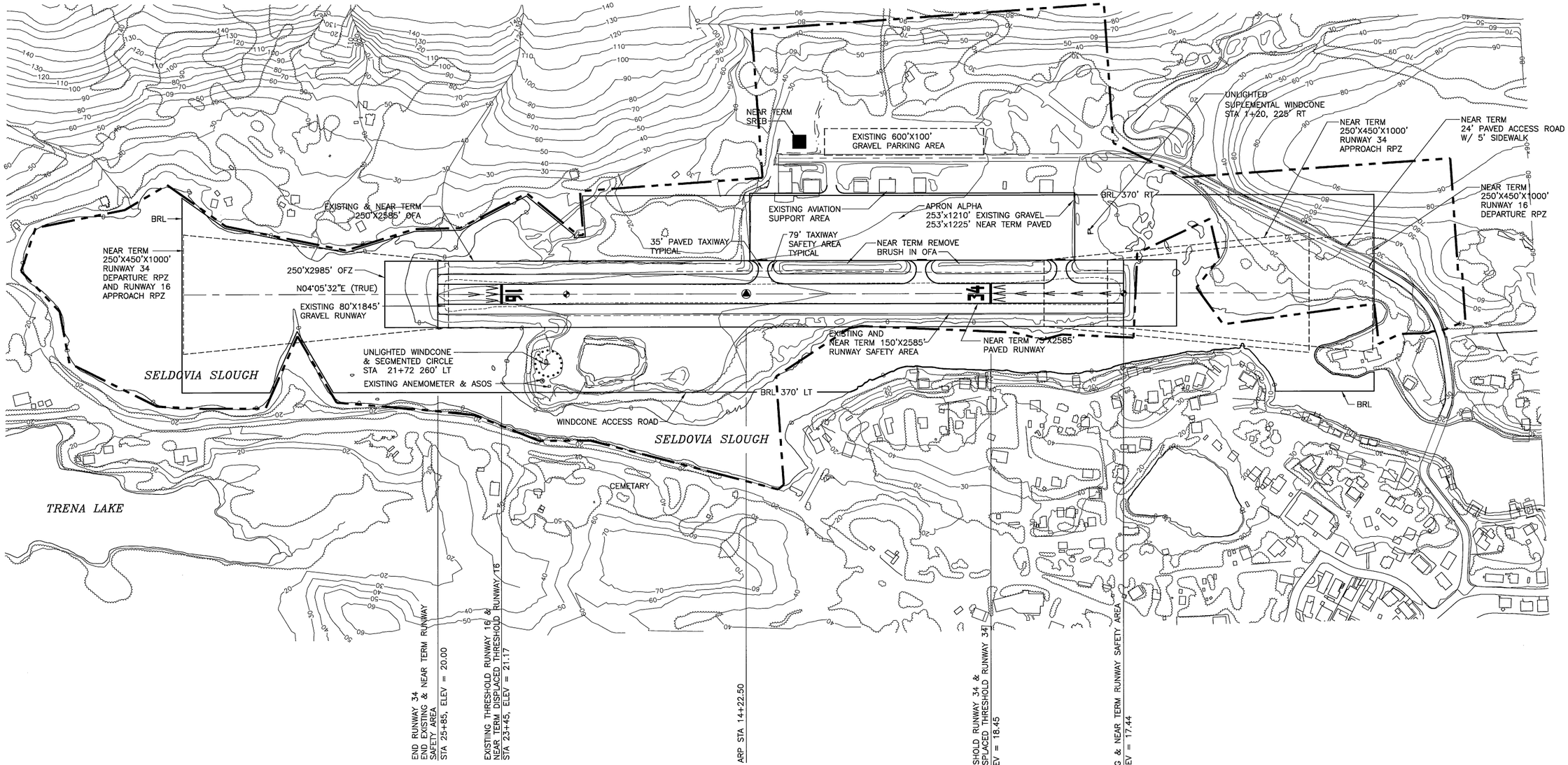
SELDOVIA AIRPORT

AIRPORT LAYOUT PLAN

VICINITY MAP AND DATA TABLES

SHEET 2 OF 10

H:\Jobs\02-002 Seldovia AMP Phase II\CAD\Drawings\ALP\Drawings\ALP-REVISED-2006\02002_alp02, 1=1, 06/01/06 at 11:40 by rfh
LAYOUT: ALP-det
VIEW: PLOT
XREF: 02002_BD01



NOTES:

NO THRESHOLD SITING SURFACE OBJECT PENETRATIONS RW 16 OR 34
NO OFZ OBJECT PENETRATIONS

NEAR TERM – REMOVE ALL BRUSH WITHIN OBJECT FREE AREAS

200 0 100 200 400 800

MAG 19° 41' E
AUG. 2005

RUNWAY 16–34 EXISTING & NEAR TERM

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06

By: [signature] DATE: 6/9/06
FAA, AIRPORTS DIVISION
ALASKAN REGION, AAL-

F.A.A. AIRSPACE REVIEW NUMBER: 04-AAL-186-VBA

FILE:
DATE:

BY	DATE	REVISIONS

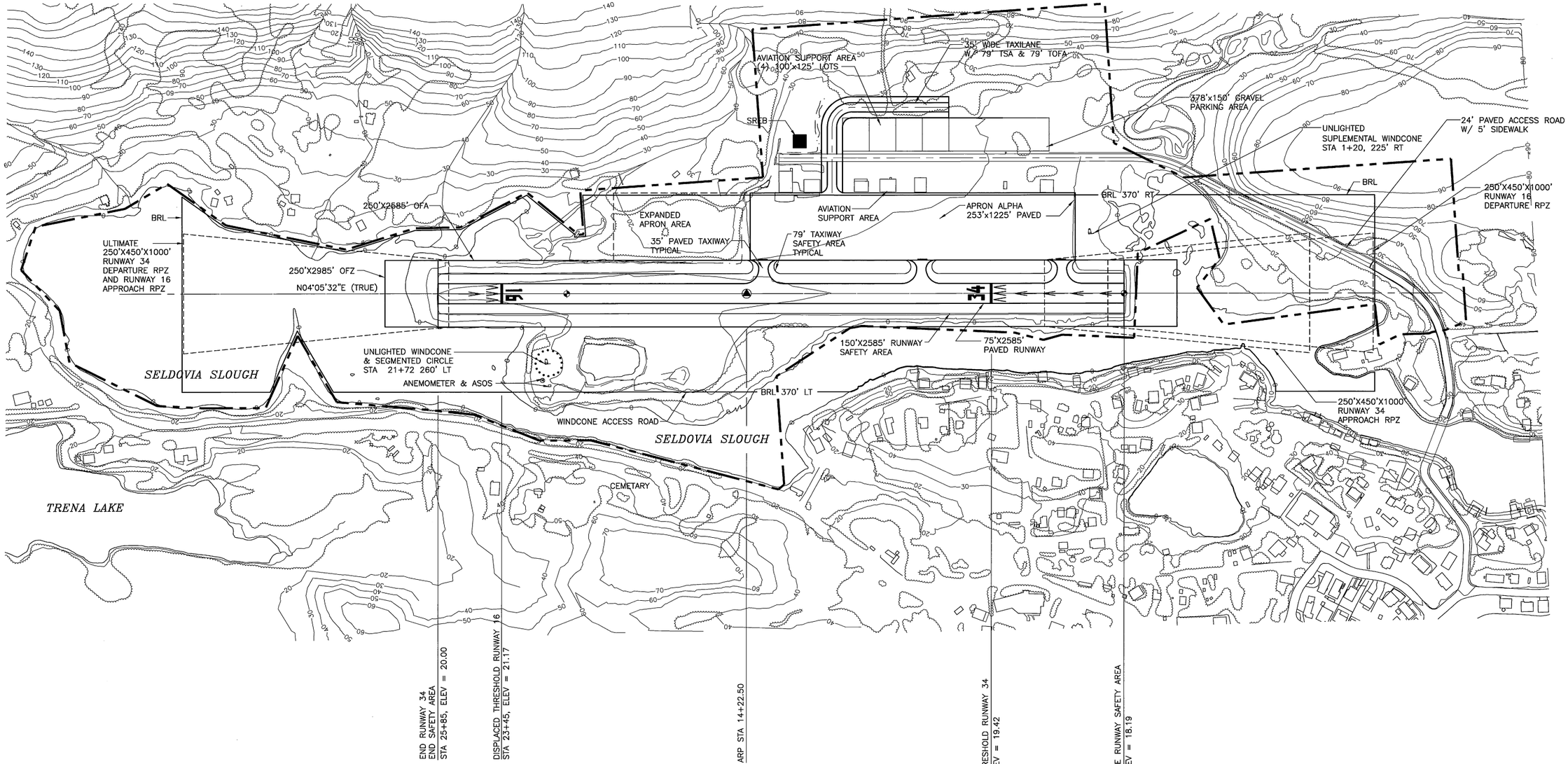
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

DATE 06/01/06
DESIGN CAB
DRAWN CAB
CHECKED SLH

SELDOVIA AIRPORT
AIRPORT LAYOUT PLAN

EXISTING & NEAR TERM LAYOUT PLAN

SHEET 3 OF 10



NOTES:

NO THRESHOLD SITING SURFACE OBJECT PENETRATIONS RW 16 OR 34
NO OFZ OBJECT PENETRATIONS

NEAR TERM – REMOVE ALL BRUSH WITHIN OBJECT FREE AREAS

200 0 100 200 400 800

MAG 19° 41' E
AUG. 2005

RUNWAY 16–34 ULTIMATE

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/5/06

By: _____ DATE: 6/9/06
FAA, AIRPORTS DIVISION
ALASKAN REGION, AAL-

F.A.A. AIRSPACE REVIEW NUMBER: 04-AAL-186-NRA

FILE:
DATE:

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

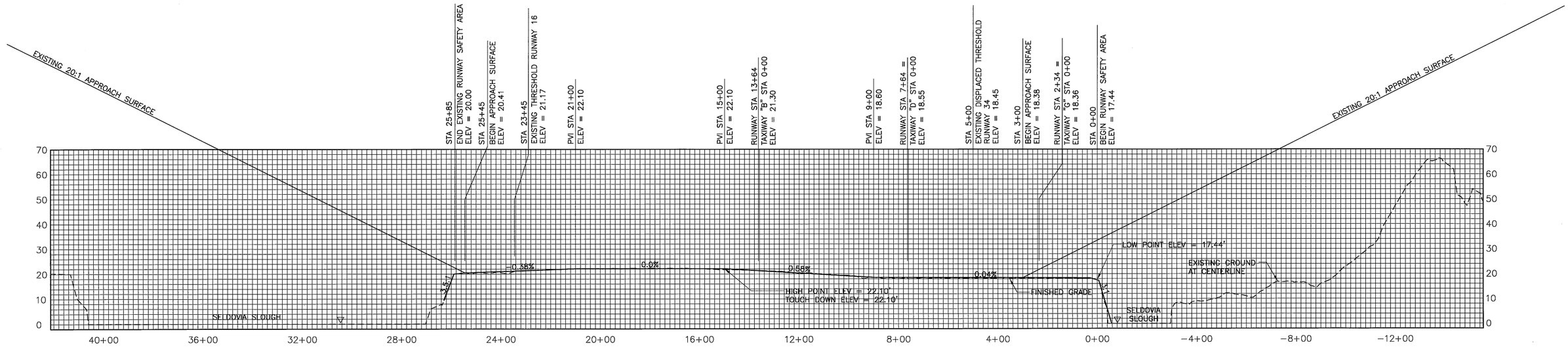
DATE 06/01/06
DESIGN CAB
DRAWN CAB
CHECKED SLH

SELDOVIA AIRPORT
AIRPORT LAYOUT PLAN

ULTIMATE LAYOUT PLAN

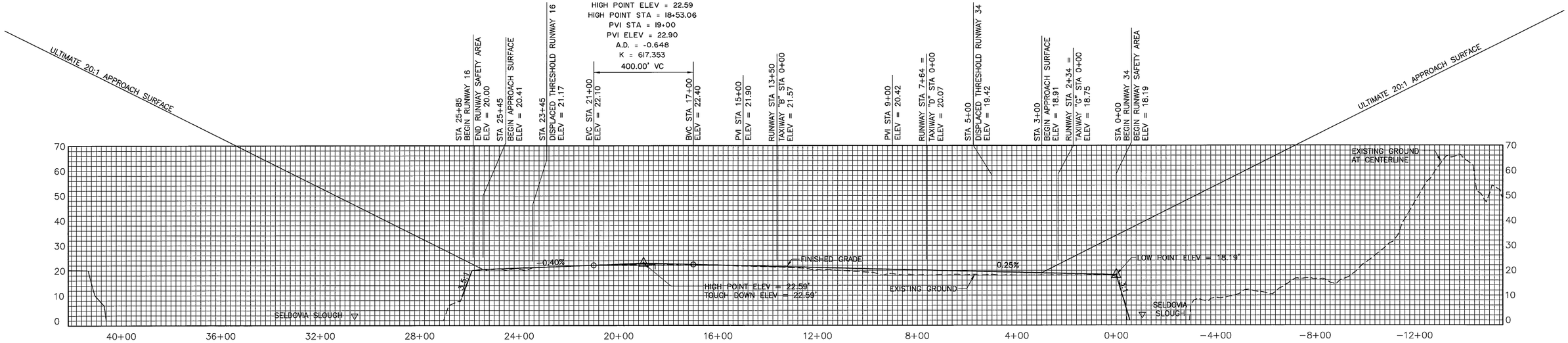
SHEET 4 OF 10

H:\jobs\02-002 Seldovia AMP Phase II\CAD\Drawings\ALP\Drawings\ALP-REVISED-2006\02002_alp04, 1=200, 06/01/06 at 10:42 by rfh
LAYOUT: Layout1
VIEW: A04, ALO4, ALP03_H_X7700, PLOT
XREF: 02002_BD01, 02002_MAS01



EXISTING 16–34 PROFILE

PLOTTED FULL SIZE:
HORZ SCALE: 1" = 200'
VERT SCALE: 1" = 20'



ULTIMATE RUNWAY 16–34 PROFILE

PLOTTED FULL SIZE:
HORZ SCALE: 1" = 200'
VERT SCALE: 1" = 20'

200 0 100 200 400 800

MAG 19° 41' E
AUG. 2005

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL 6/8/06
SUBJECT TO ALP APPROVAL LETTER DATED

By: _____ DATE: 6/9/06
FAA, AIRPORTS DIVISION
ALASKAN REGION, AAL–

F.A.A. AIRSPACE REVIEW NUMBER: 04-AAL-186-NRA

FILE:
DATE:

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

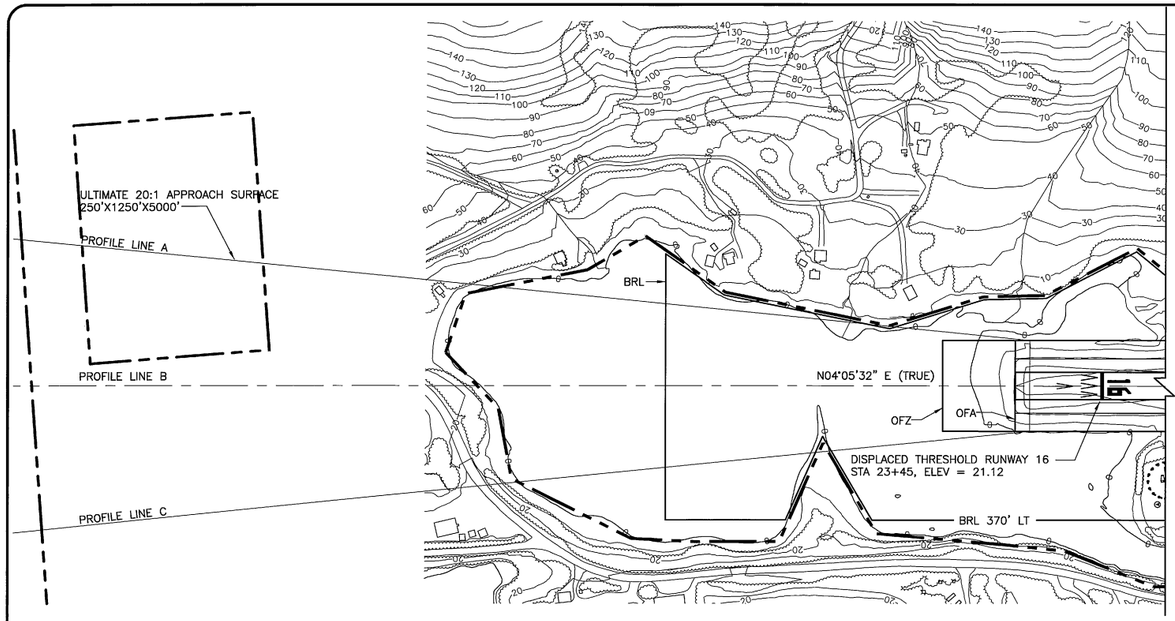
DATE 06/01/06
DESIGN CAB
DRAWN CAB
CHECKED SLH

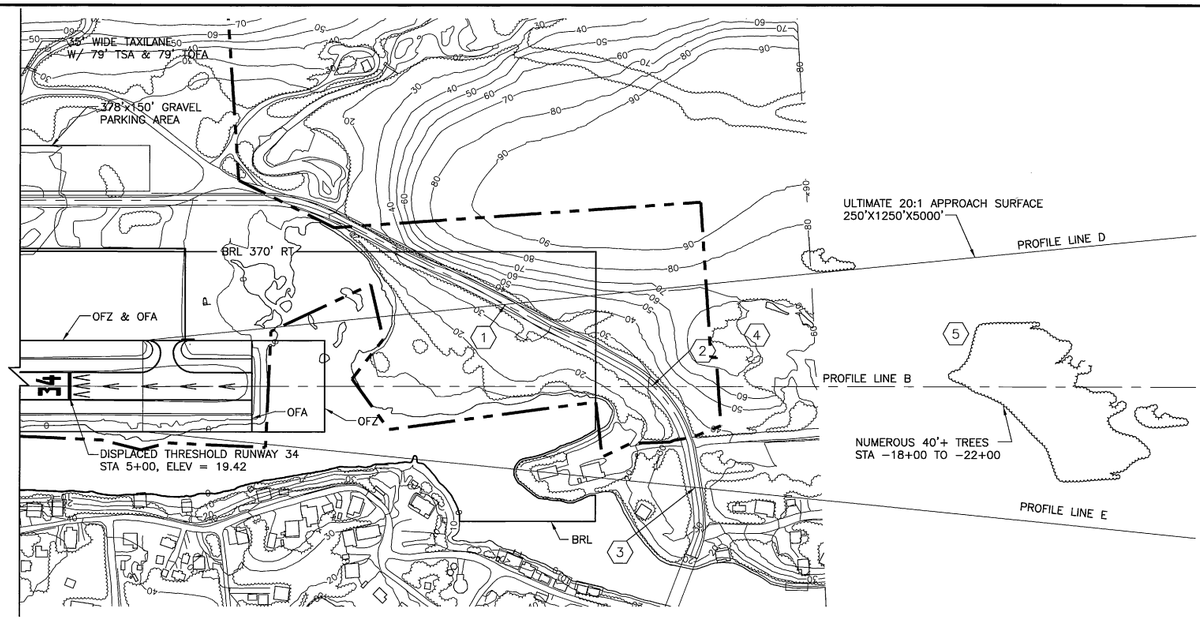
SELDOVIA AIRPORT

AIRPORT LAYOUT PLAN

EXISTING & ULTIMATE PROFILES

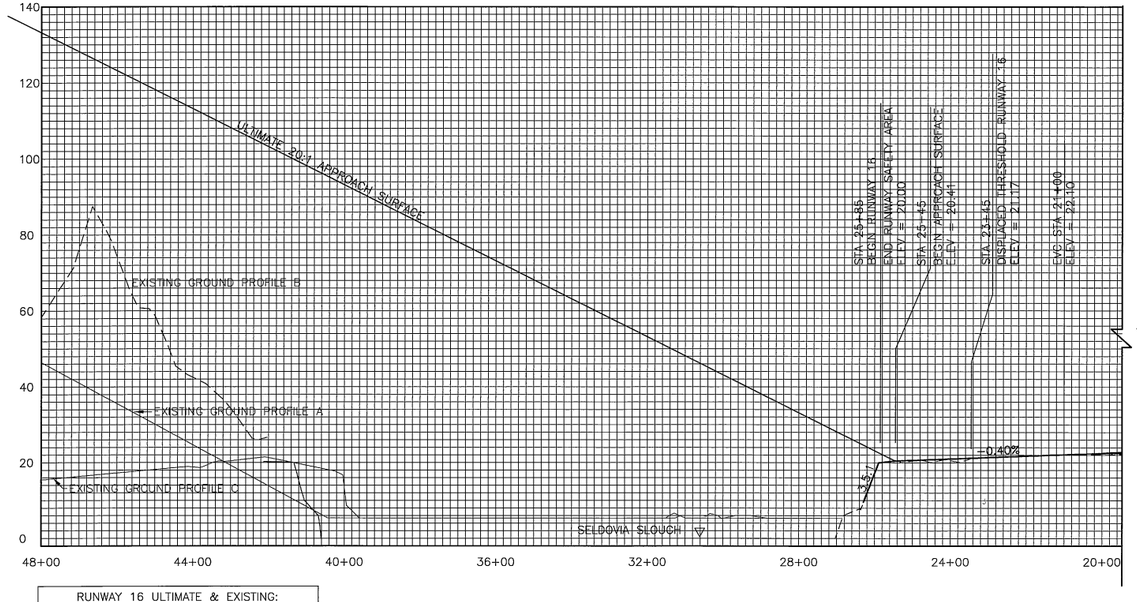
SHEET 5 OF 10

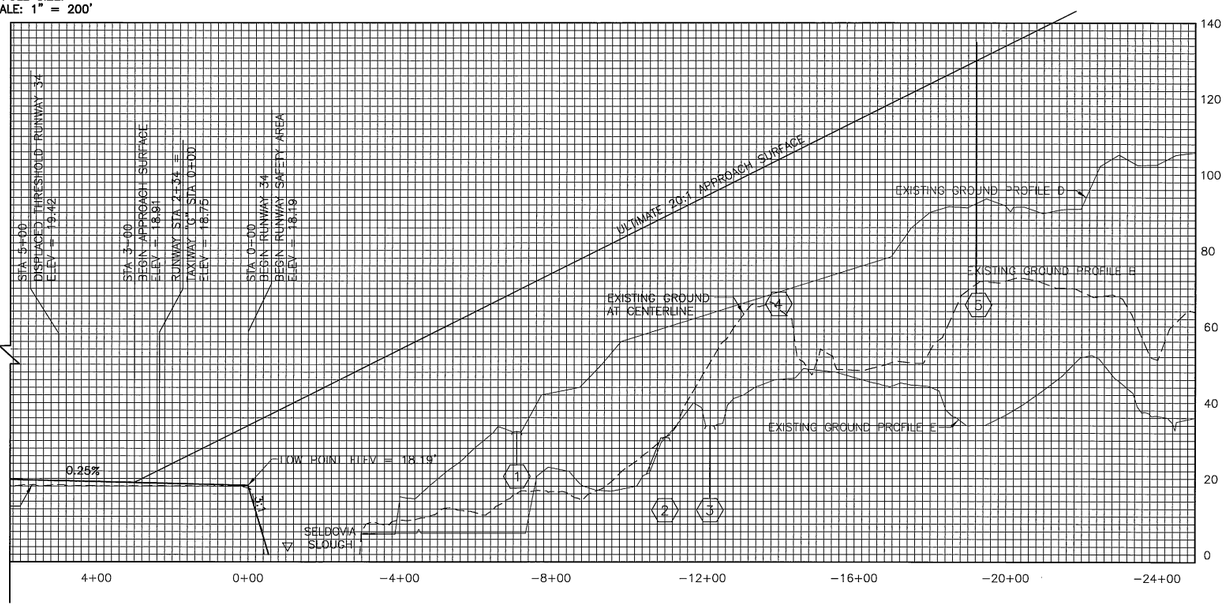




PLAN

PLOTTED FULL SIZE:
HORZ SCALE: 1" = 200'





RUNWAY 16 ULTIMATE & EXISTING:
NO INNER APPROACH SURFACE OBSTRUCTIONS

200 0 100 200 400 800

MAG 19° 41' E
AUG. 2005

PROFILE

PLOTTED FULL SIZE:
HORZ SCALE: 1" = 200'
VERT SCALE: 1" = 20'

F.A.R. PART 77 IMAGINARY SURFACE OBSTRUCTION TABLE (INNER PORTION RW 34)

OBSTRUCTION ID	DESCRIPTION	OBSTRUCTION STA /OFFSET	OBSTRUCTION ELEVATION	SURFACE PENETRATED	SURFACE ELEVATION	AMOUNT OF PENETRATION	DISPOSITION	STAGE TO BE CORRECTED
1	ROAD	−7+09, 227' RT	32.4'	APPROACH	68.6'	0	NO CHANGE	
2	ROAD	−11+02, 0	21'	APPROACH	88.5'	0	NO CHANGE	
3	ROAD	−12+19, 277' LT	34'	APPROACH	94.4'	0	NO CHANGE	
4	TREE	−14+00, 270' LT	108'	APPROACH	103'	5'	REMOVAL	NEAR TERM
5	TREES	−18+00, RT/LT	134'	APPROACH	130'	4'	REMOVAL	NEAR TERM

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL 4/9/06
SUBJECT TO ALP APPROVAL LETTER DATED

By: _____ DATE: 6/6/06
FAA, AIRPORTS DIVISION
ALASKAN REGION, AAL-

F.A.A. AIRSPACE REVIEW NUMBER: 04-AAL-186-NRA

BY	DATE	REVISIONS

FILE:
DATE:

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

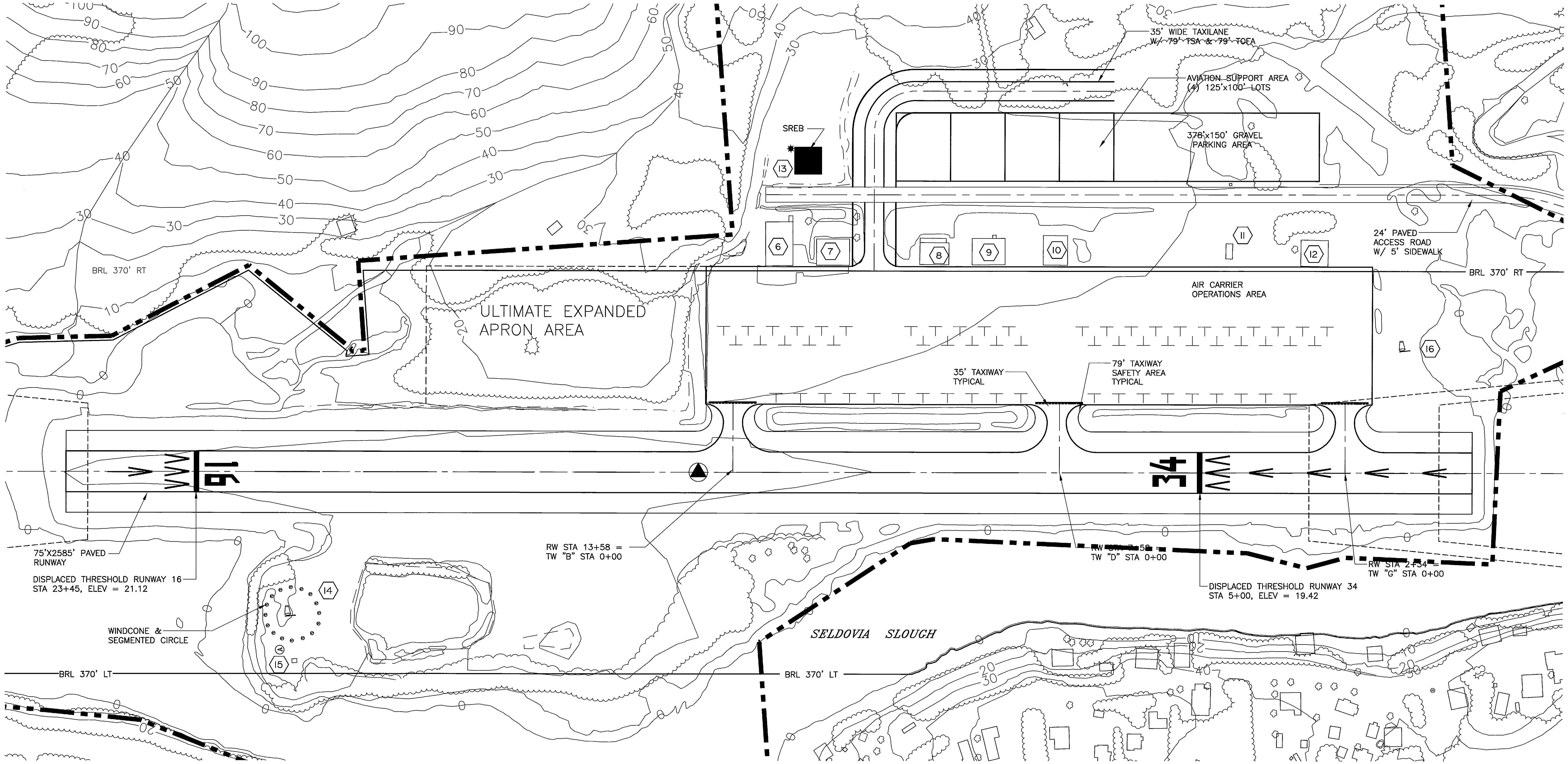
DATE 06/01/06
DESIGN CAB
DRAWN CAB
CHECKED SLH

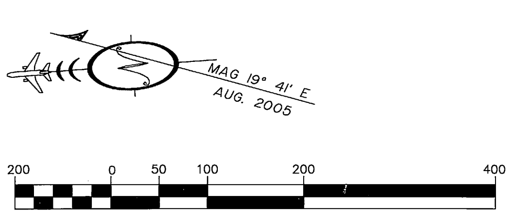
SELDOVIA AIRPORT

AIRPORT LAYOUT PLAN
RUNWAY 16–34
ULTIMATE INNER APPROACH SURFACES

SHEET 6 OF 10

H:\jobs\02-002 Seldovia AMP Phase II\CAD\Drawings\ALP\Drawings\ALP-REVISED-2006\02002_alp06, 1=200, 06/01/06 at 11:42 by rfh
LAYOUT: Layout1
VIEW: ALP06_HL5000, ALP06_HLX7700
XREF: 02002_BS01, 02002_MS01





BUILDING DATA TABLE

BUILDING ID #	DESCRIPTION	BUILDING STA/OFFSET	TOP ELEV (MSL)	HEIGHT ABOVE PRIMARY SURF	LATERAL SURF ELEV @ BUILD	AMOUNT OF PENETRATION	OBSTRUCTION MARKING	DISPOSITION
6	PRIVATE HANGAR	STA13+00 380' RT	27.9'	6.6'	58'	0	NONE	
7	PRIVATE HANGAR	STA12+06 380' RT	24.7'	6.6'	58'	0	NONE	
8	PRIVATE HANGAR	STA10+16 382' RT	21.8'	3.1'	58'	0	NONE	
9	PRIVATE HANGAR	STA 9+20 382' RT	21.0'	1.2'	58'	0	NONE	
10	PRIVATE HANGAR	STA 7+90 382' RT	26.5'	1.2'	58'	0	NONE	
11	COMMERCIAL BLDG	STA 4+54 393' RT	15.0'	−3.3'	58'	0	NONE	
12	COMMERCIAL HANGAR	STA3+16 380' RT	15.3'	−3.3'	58'	0	NONE	
13	ADOT&PF SREB	STA12+50 550' RT	31.0	11.0'	81'	0	NONE	
14	UNLIGHTED WIND CONE & SEGMENTED CIRCLE	STA 21+77 257' LT	30.7'	8.7'	81'	0	NONE	
15	ASOS	STA 21+92 323' LT	25.4	3.2'	40'	0	NONE	
16	UNLIGHTED SUPPLEMENTAL WINDCONE	STA 21+72 260' LT	26.0'	4.0'	40'	0	NONE	

H:\jobs\02-002 Seldovia AMP Phase II\CAD\Drawings\ALP\Drawings\ALP-REVISED-2006\02002 alp07, 1=100, 06/01/06 at 11:42 by rfh
LAYOUT: Layout1
VIEW: 001_H_L5000, 001_H_X7700
XREF: 02002 BD01, 02002 MAS01

FILE:
DATE:

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL
SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06

By: [signature] DATE: 6/9/06
FAA, AIRPORTS DIVISION
ALASKAN REGION, AAL-

F.A.A. AIRSPACE REVIEW NUMBER: 04-AAL-186-NRA

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

DATE 06/01/06
DESIGN CAB
DRAWN CAB
CHECKED SLH

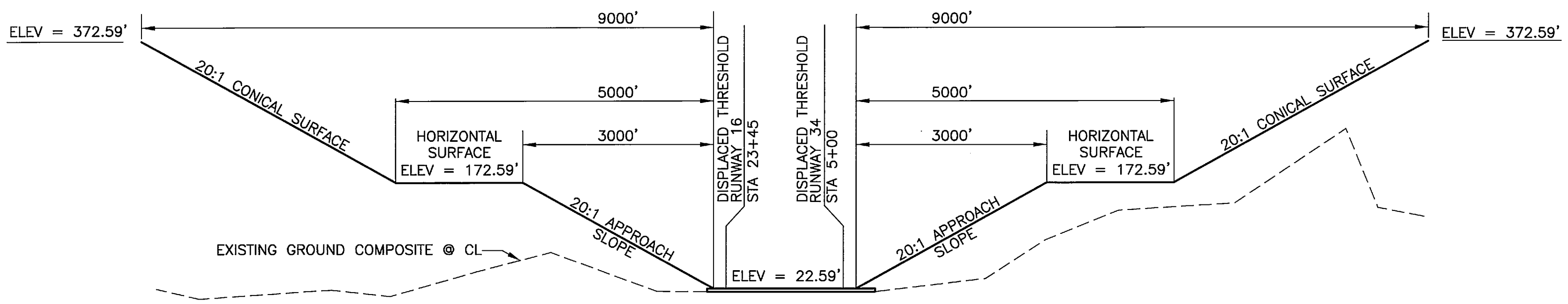
SELDOVIA AIRPORT

AIRPORT LAYOUT PLAN

ULTIMATE TERMINAL AREA PLAN

SHEET 7 OF 10

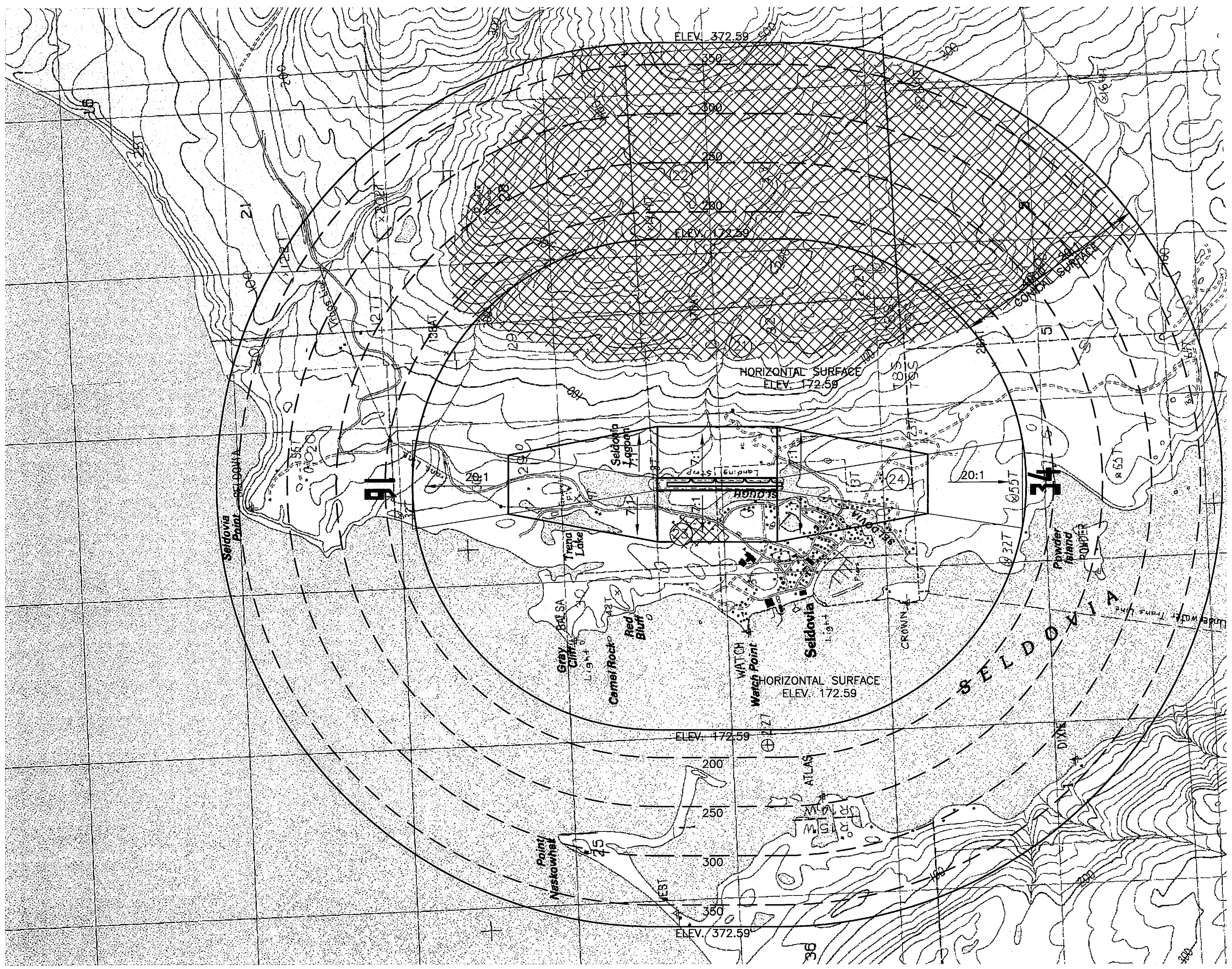
NOTES:
1. PRIMARY SURFACE WIDTH IS 250'.
2. REFER TO SHEET 6 FOR CLOSE IN OBSTRUCTIONS.



AIRSPACE SECTION

FULL SIZE PLOT:
SCALE: HORZ. 1"=1500'
SCALE VERT. 1"=150'

NOTE: APPROACH SURFACE BEGINS 200' FROM THRESHOLD.



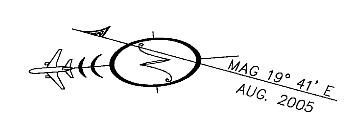
AIRSPACE PLAN RUNWAY 16-34

FULL SIZE PLOT:
SCALE: 1"= 1500'

OBSTRUCTION DATA TABLE									
ITEM ID #	DESCRIPTION	STA/OFFSET	TOP ELEV (MSL)	HEIGHT ABOVE PRIMARY SURF	SURF ELEV @ OBST	AMOUNT OF PENETRATION	OBSTRUCTION MARKING	DISPOSITION
21	TERRAIN PENETRATING HORZ. SURF	STA 8+01 2600' RT	180'	NA	172.59'	7' +	NONE	NO CHANGE
22	TERRAIN PENETRATING CONICAL SURFACE	STA 19+00 6200' RT	400'	NA	250'	150' +	NONE	NO CHANGE
23	TERRAIN PENETRATING 7:1 TRANSITION	STA 8+11 365' LT	40.0'	NA	38.6	1.4'	NONE	NO CHANGE
24	TREES PENETRATING 20:1 APPROACH	STA 24+80 20 RT/ LT	130.0'	NA	124.0'	6' +	NONE	NT REMOVAL

LEGEND

AIRSPACE SURFACE PENETRATIONS



1500 0 750 1500 2250 3000

F.A.A. AIRSPACE REVIEW NUMBER:

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL
SUBJECT TO ALP APPROVAL LETTER DATED 6/5/06

By: [signature] DATE: 6/19/06
FAA AIRPORTS DIVISION
ALASKAN REGION, AAL- 04-AAL-186-NRA

FILE:
DATE:

H:\jobs\02-002 Seldovia AMP Phase II\CAD\Drawings\ALP\Drawings\ALP-REVISED-2006\02002_alp08, 1=1500, 06/01/06 at 11:43 by rfh
LAYOUT: Layout1
VIEW: 001_H_L5000, 001_H_X7700
XREF: ALPBRDRV

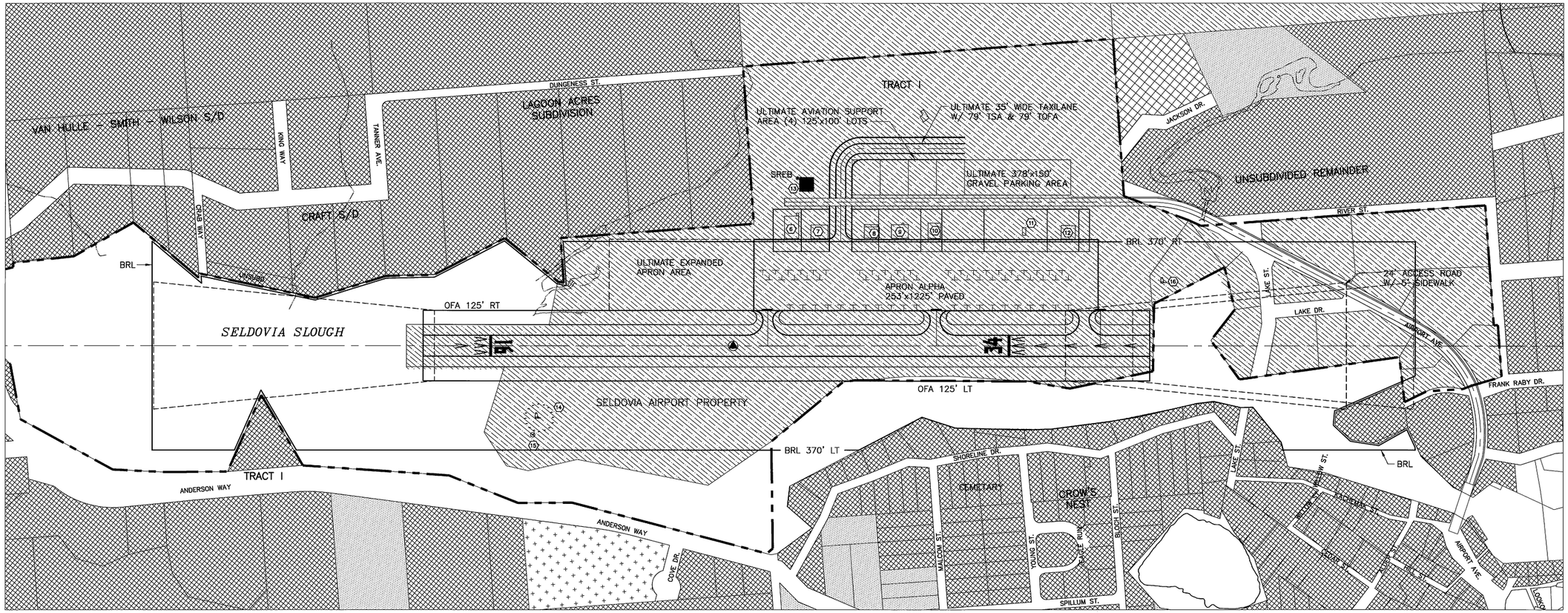
REVISIONS | BY | DATE

DATE 06/01/06
DESIGN
DRAWN CAB
CHECKED SLH

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

SELDOVIA AIRPORT
SELDOVIA, ALASKA
AIRPORT AIRSPACE PLAN

SHEET 8 OF 10



NOTES:
1. NO PUBLIC FACILTIES WITHIN PLAN AREA.
2. NO HEIGHT RESTRICTIONS (ORDINANCES/STATUTES)

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06

By: _____ DATE: 6/9/06

FAA AIRPORTS DIVISION
ALASKAN REGION, AAL-04-AAL-18L-NRA

FILE:

DATE:

BY	DATE	REVISIONS
		AIRPORT
		AIRPORT LAYOUT PLAN

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

DATE 06/01/06
DESIGN CAB
DRAWN CAB
CHECKED SLH

SELDOVIA AIRPORT

AIRPORT LAYOUT PLAN

LAND USE PLAN

SHEET 9 OF 10

H:\jobs\02-002 Seldovia AMP Phase II\CAD\Drawings\ALP\Drawings\ALP-REVISED-2006\02002_alp09, 1=200, 06/01/06 at 11:44 by rfh
LAYOUT: Layout1
VIEW: 101_H_L5000, 101_H_X7700, PLOT
XREF: 02002_BD01

PURPOSE

This narrative report is a part of the airport layout plan for Seldovia, Alaska and has been prepared in accordance with Chapter 10 of AC 150/5070-6B, Airport Master Plans. This narrative describes the design rationale for the development of this airport. This Airport Layout Plan supersedes the 1985 ALP approved by the FAA.

INTRODUCTION

The City of Seldovia is located on the south side of Kachemak Bay, 16 miles southwest of Homer. The community has a rich history in fur trading, commercial fishing timber and native habitation. It is one of the oldest settlements in Cook Inlet. Coal was discovered 8 miles south of Seldovia and was developed and used by the Russians for their settlements and steamship fleet in the early 1800's. Alaska was purchased by the United States from Russia. In 1945, Seldovia was incorporated as a second-class city. Over the years, Seldovia has been an important point of supply for the fishing, timber, fur, and crabbing industry, as well as a stop for prospectors in route to the gold fields in the interior.

DEMOGRAPHICS AND ECONOMY

Selodvia's population rose to a high in 1980 with 480 residents. Declines in commercial fishing and logging industries resulted in a population decline from 1980 to 1996. Since 1996, the population has grown annually 1% to a 2000 census of 286 residents in town and 413 in the immediate region. The population consists of 15% native and 85% non-native peoples. The native residents include a mixture of Dena'ina Indian and Sugpiaq Eskimo. The Seldovia economy is driven by fishing, timber, recreation, and tourism. Jakolof Bay, connected by a gravel road to Seldovia is a commercial shellfishery. Sixty-two Seldovia residents hold commercial fishing permits and during the summer, salmon are harvested and transported to Homer for processing. The Seldovia Native Corporation (SNA) is involved in land leasing, timber sales, gravel and armor rock sales. Seldovia has 6 sport fishing charter operations, 14 lodges and 7 restaurants. Tourism is becoming a larger portion of the economy as travelers discover the natural beauty of the area and are able to pursue various outdoor activities.

ACCESS

Seldovia is accessible only by air and water. The State of Alaska's M/V Tustumena visits Seldovia twice weekly in the summer and once a week in the winter. The Tustumena is a 296' vessel that accommodates 36 vehicles and 36 passengers. Four water taxis transport passengers and goods from Homer to Seldovia with capacities ranging from 6 to 99 passengers. Trip times between Homer and Seldovia is approximately 45 minutes. Scheduled water taxis operate from May through August. Air transport to Seldovia is provided by three air taxis: Homer Air and Smokey Bay Air, both operators based in Homer and Great Northern Air based out of Lake Hood.

AIRPORT USAGE AND FORECASTS

Forecasting GA operations for Seldovia was accomplished using the "Model for Estimating General Aviation Operations at Non-Towered Airports Using Towered and Non-Towered Airport Data" (GRA, Inc., July 2001). Seldovia has 13 permanently based aircraft in the winter and 17 based aircraft in the summer. GA operations are modeled using a weighted average of 4/12 for summer operations and 8/12 for winter operations. GA operations are split 50/50 between local and iterant and entered into the Table below.

Forecasting commercial operations for Seldovia was accomplished using phone interviews of the operations managers or owners of the air carriers providing service to Seldovia. To establish the growth rate we reviewed and analyzed historical population data and trends in the local economy. Using mean historical population trends over the past few decades would result erroneously low or negative trends in growth because of economic anomalies at Seldovia. The end of Jakolof Bay logging and the drop in commercial fish processing activity, combined with a slowing state economy in the 1980s, resulted in a drop in population from about 480 in 1980 to a low of 402 in 1996. A stabilized local and state economy is now revealing a slight annual growth (approximately 1%) since 1996. The short-term historical population trend may be more indicative of future growth patterns. We anticipate continued slow, positive growth due to the area's natural beauty and recreational opportunities. For these reasons we use an annual growth rate of 1% in estimating future activity.

Enplanements were estimated from carrier interviews and are expected to grow at 1 percent per year. Data is summarized below:

AERONAUTICAL FORECASTS

Activity	2004	2009	2011	2019	2024
Total Annual Operations (Local and GA)	14,434	15,171	14,942	16,757	17,612
Annual Itinerate Operations By Current Design A/C	13,712	14,412	14,194	15,919	16,731
Annual Itinerate Operations By Future Design A/C	13,712	14,412	14,194	15,919	16,731
Annual Enplanements (GA,+Local+Operations)	4,800	5,044	5,302	5,572	5,857
Based Aircraft (Average)	15	18	22	26	30
Annual Instrument Approaches	0	0	0	0	0
Non-Scheduled Operations	13,712	14,412	14,194	15,919	16,731

AIRPORT REFERENCE CODE

The existing, near-term, and ultimate ARC is A-I SME based on the existing and projected fleet of aircraft that will be accommodated.

DESIGN AIRCRAFT

Based on a forecast completed in August 2005 (Hattenburg, HDL) the most demanding aircraft from the existing and future fleet that need to be accommodated include the Cessna 172, Cessna 206 and Piper Cherokee Six. As such, near-term and ultimate airport geometrics and improvements will be based on A-I standards.

WIND COVERAGE

The existing Seldovia airport wind coverage was analyzed and found to have 99.9% coverage for crosswinds not exceeding 13 knots. This indicates a crosswind runway is not required for ADG I and II.

PREFERRED LOCATION SELECTION

The existing airport is tightly constrained by the Seldovia slough, the city to the south, and steep, heavily forested ridges to the south and east. Five alternatives were considered to accommodate the existing and future fleet, including the "No Build" alternative. Four of the relocation options were not able to provide any substantive increase in runway length (1,660' to 2,490') and were rejected due to potentially poorer wind coverage, difficult access, Part 77 airspace impingements and lack of community support. The fifth alternative at Barabara Point was the only alternative that met the community-class runway length of 3,300 feet; however, that alternative was dismissed because the runway orientation could not be adjusted to match prevailing winds, a cross-wind runway was not an option because of terrain, the location had a higher impact to wetlands and the environment, required 5.5 miles of primary airport access road using Jackalof Bay Road, was inconvenient, and was not supported by the community.

RUNWAY

Currently, Runway 16-34 is an 1,845' long by 80' wide gravel runway. An analysis of the existing and proposed fleet determined that the operational needs of the most demanding aircraft are met by the proposed runway length. The proposed wider 75' runway width is recommended to accommodate localized variable crosswind gusts indicated by local pilots. The ultimate runway will be a paved 2,585 'long by 75' wide runway paved full-length with declared distance, markings and no lighting. The thresholds for Runway 16 and 34 are displaced to avoid Part 77 approach surface impingements. The proposed 150' RSA width exceeds the FAA standard of 120' and is recommended to provide an added margin of safety for potential aircraft excursions into the water.

TAXIWAY

The ultimate airport layout includes 3 paved taxiway interlinks between the runway and apron. A parallel taxiway is not anticipated because operations are anticipated to be less than 20,000 operations per year. The recommended taxiway safety area is 79-feet and taxiway surfacing widths shall be 35-feet to accommodate occasional A-II aircraft.

AIRCRAFT PARKING APRON

The existing, near-term, and ultimate distance from the runway centerline to the edge of the apron is 125', which complies with A-I SME standards. The existing parking apron provides 62 aircraft parking spaces. The ultimate apron can be expanded 500' to the north, and will provide an additional 33 spaces.

ACCESS ROAD

Presently, the airport is connected to the city with a 24' wide gravel road 0.4 miles long that connects to the bridge crossing Seldovia Slough. Near-term development will include upgrading the existing access with a paved 24' wide road and pathway or sidewalk to accommodate the airport's pedestrian traffic.

AIRPORT LIGHTING

The existing airport is not lighted, runway edges are marked with orange cones, and the thresholds are marked with orange and white reflective markers. Two unlighted wind cones are located on the airport, one on the west side at midfield and one to the south. The ADOT&PF has determined that Seldovia is not suitable for airport lighting because of the short runway length and terrain.

BUILDINGS & LEASE LOTS

Eight buildings are located on the airport. Six are hangars and two are small terminal buildings. There are a total of 10 lease lots. All are leased. ADOT&PF Leasing indicates there is some interest in additional lease lots. Currently, the DOT&PF is building the SRE maintenance building near the north end of the vehicle parking area. There is no aviation fuel available on the airport.

LANDFILL

The current landfill is 1.6 miles south of the existing airport. The recommended minimum separation is 10,000' and no alterations are anticipated.

STAGED DEVELOPMENT

Near Term Projects (0 to 5 years)

1. Construct SRE Building and Utility Improvements. This project includes the construction of a new 50-foot by 66-foot DOT equipment shop on the airport. The facility includes a heated 3-bay equipment storage shop for storage of airport snow removal and maintenance equipment. This project includes extending existing City water and sewer utilities to the site.

2. Pave Runway 16-34 and Interlinks. This project includes re-establishing crown and grade and paving and striping the existing 2,592 by 75-foot runway and safety areas, and three 35-foot wide interlink taxiways.

3. Pave Alpha Apron. This project includes paving the existing 1,260 foot by 250-foot parking apron. Work would include regrading for drainage, installation of leveling course, paving, striping, stormwater controls, and tie-down anchors.

4. Runway 16-34 Obstruction Removal. This project includes conducting a survey of approach, primary, and transitional surfaces, and removing vegetation and terrain that penetrates the Part 77 surfaces.

5. Reconstruct Primary Airport Access Road. This project includes the reconstruction and widening of 0.62 miles of new two-lane paved primary airport access road between the airport and the Seldovia Slough Bridge. Reconstruction work includes minor straightening of horizontal and vertical curves, and the addition of a pathway or sidewalk to accommodate pedestrian traffic between the airport and community. Road widening will require extending or replacing an existing 10-foot diameter multi-plate culvert in Fish Creek.

Ultimate Projects (5 to 20 years)

6. Construct Taxilane and Lease Lots. This project includes construction of a new 850' x 25' wide paved taxilane that would provide access to four new 100' x 125' lease lots. The existing gravel vehicle parking area will be moved to the south and downsized to approximately 400' x 150'. Depending on demand, the vehicle parking area could be used for additional lease lots.

7. Expand Parking Apron. This project includes expanding the existing aircraft parking approximately 500 feet north to provide an additional 500' x 250' parking area and up to 33 new tie downs.

PROPERTY STATUS

The airport property consists of approximately 80 acres and 72 different parcels as depicted on the Airport Property Plan drawing set (5 sheets).

NON STANDARD CONDITIONS

None. See table below.

ITEM *	FAA STANDARDS FOR A-I SME	DOT&PF COMMUNITY CLASS STANDARD	EXISTING AT SELDOVIA AIRPORT
Runway Length	**	3,300	1,845
Runway Width	60	60	80
Runway Surface	N/A	GRAVEL	GRAVEL
Runway Safety Area Width	120	NONE	160
Runway Safety Area Length Beyond R/W End	240 / 240	NONE	247 / 500
Obstacle Free Zone Width	250	NONE	250
Obstacle Free Zone Length Beyond R/W End	200	NONE	250
Runway Object Free Area Width	250	NONE	260 (parked aircraft)
Runway Object Free Area Length Beyond R/W End	240	NONE	300
Runway Protection Zone	1000 x 250 x 450	NONE	1000 x 500 x 700
Lighting	N/A	MIRL	NONE
PAPI, VASIs	N/A	NONE	NONE
REILs	N/A	NONE	NONE
Apron Size	NONE	60,000 SF MINIMUM	306,000 SF
Taxiway Width	25	NONE	50
Taxiway Safety Area Width	49	NONE	100

* All dimensions in feet.
** Due to the site restrictions and lack of any feasible alternative, the design objective at this airport is to provide a runway length for all airplanes that will regularly use it without causing operational weight restriction per A/C 5325-4B. The current and proposed fleet were analyzed and the existing runway length with declared distances was determined to satisfy that requirement.

PART 77 SURFACE ENCROACHEMENTS

The existing airport contains several encroachments into Part 77 surfaces, the mountains to the east penetrate the horizontal surface, trees to the south penetrate the 20:1 approach surface, trees and terrain to the east penetrate the 7:1 transitional surfaces. Timber removal / tree trimming in existing avigation easements will correct approach penetrations to Runway 34. Runway 34 threshold will need to remain displaced because of terrain. Timber removal to the east will correct some transitional penetrations but the terrain penetrations will remain. Mountains to the east will remain a horizontal surface penetration.

FILE:
DATE:

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06
By: _____ DATE: 6/9/06
FAA, AIRPORTS DIVISION
ALASKAN REGION, AAL-
F.A.A. AIRSPACE REVIEW NUMBER: 04-AAL-186-NRA

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

DATE 06/01/06
DESIGN CAB
DRAWN CAB
CHECKED SLH

SELDOVIA AIRPORT
AIRPORT LAYOUT PLAN
NARRATIVE REPORT

SHEET 10 OF 10

NOTES

1. This field survey was executed between 10/3/02 and 10/9/02 by LCMF, LLC.

2. Basis of Bearing:

The geodetic bearing between found monuments at Stations 0+00.00 and 21+00.13, bears N 04°05'32 E. Bearing was determined from GPS observations and tied to NGS CORS KODK and POT4.

3. Basis of Horizontal Datum:

Horizontal Datum is AKDOT&PF local system SELD, a ground-based local coordinate system. Basis of control survey was GPS static observation ties to NGS CORS stations KODK and POT4. Transformation to SELD from NAD83(CORS) was based on parameters provided by AKDOT&PF. Bearings of the SELD coordinate system are based on the geodetic mean bearing of the runway centerline as defined by ties to the monuments at Stations 0+00.00 and 21+00.13 Distances are effective ground distances, determined by using a combined scale factor. To Convert from local coordinates to the NAD83 State Plane Coordinates System, the following steps are taken:
   a. Scale state plane coordinates using 1.00001382769
   b. Translate resulting coordinates using
      + 1,941,276.87624N + 1,292,948.68567E
   c. Rotate resulting coordinates by +01° 28' 06"

4. The natural meanders of the ordinary high water line of the Seldovia Lagoon and Seldovia Slough forms the property boundary as applicable.

5. This survey does not constitute a subdivision as defined by AS 40.15.900(5).

6. No title search has been preformed by LCMF LLC. The existing easement information is based on documents provided by D.O.T.

GENERAL LEGEND

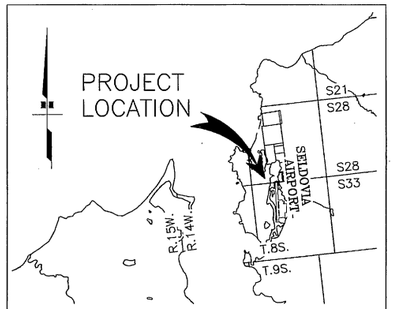
- BLM MONUMENT
- PRIMARY CENTERLINE MONUMENT
- EXISTING AVIATION STRUCTURE
- EXISTING STRUCTURE
- POWER POLE
- FIRE HYDRANT
- ( ) RECORD INFORMATION
- AIRPORT PROPERTY BOUNDARY
- AVIATION EASEMENT
- ADJACENT PROPERTY
- EXISTING EASEMENT
- TIES TO CONTROL
- OVERHEAD ELECTRIC
- WATER LINE
- PROPERTY ACQUIRED – OWNERSHIP
- PROPERTY ACQUIRED – AVIATION EASEMENT
- PROPERTY NOT TO BE ACQUIRED

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly Registered and Licensed to practice Land Surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.

July 13, 2005 — Date
5048 — Registration Number
Stephen W. Chronic, Registered Land Surveyor

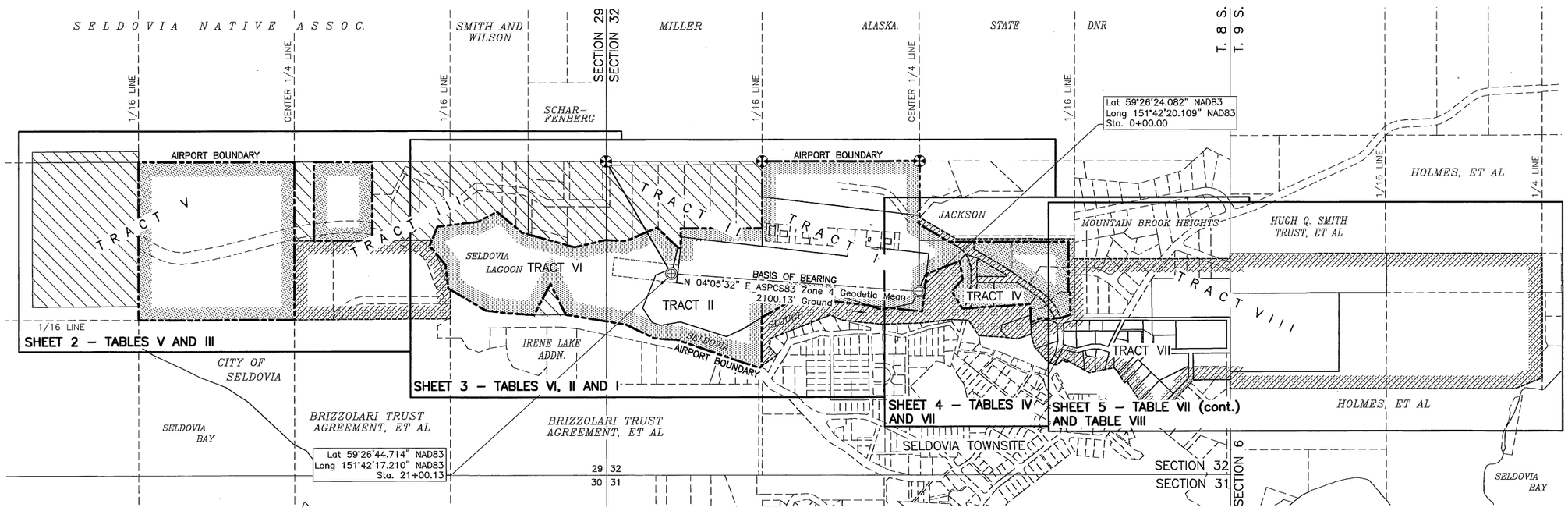
STATE OF ALASKA 49th
Stephen W. Chronic
No. 5048
REGISTERED PROFESSIONAL LAND SURVEYOR



VICINITY MAP
T. 8 S., R. 14 W
T. 9 S., R. 14 W
SEWARD MERIDIAN, AK
SCALE 1" = 1 MILE
USGS SELDOVIA (B-5) 1951
SELDOVIA RECORDING DISTRICT

Magnetic Declination
23° East
USGS Quad, Seldovia (B-5), 1987

500 0 250 500 1000 1500
U.S. SURVEY FEET
Scale 1"=500'



THIS PLAN SUPERSEDES PROPERTY PLAN DATED 8/85

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06
By: [signature] DATE: 6/9/06
FAA AIRPORTS DIVISION
ALASKAN REGION, AAL-600
F.A.A. AIRSPACE REVIEW NUMBER: 04-AAL-186-NRA 00-AAL-

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION
APPROVED: [signature] DESIGN SECTION CHIEF
APPROVED: [signature] PROJECT MANAGER

DATE 3-01-05
DESIGN N/A
DRAWN LHH
CHECKED DH

SELDOVIA AIRPORT
AIRPORT PROPERTY PLAN
LEGEND, GENERAL NOTES AND INDEX KEY

SHEET 1 OF 5

FILE: Seldovia-PropPlan
DATE: 03/01/05

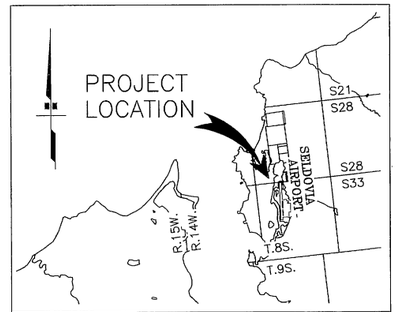
TRACT PARCEL	ADA NO.	AREA* (acre)	GRANTOR	GRANTEE	INTEREST	DATE ACQUIRED\ BOOK/PAGE**	REMARKS/LEGAL DESCRIPTION
TRACT III							
Parcel G	10937	7.50	Chenoweth	SOA DPW DOA	Fee	9/28/1973 \ 18 / 248	Statutory Warranty Deed
Parcel I	10939	19.77	Johnson	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	4/25/1978 \ 21 / 966	
TRACT V							
Parcel A	10953	40.00	SOA DNR	SOA DPW DOA	Fee	4/29/1974	ATS 945, ADL# 63789

SOA DPW DOA = State of Alaska, Dept. of Public Works, Div. of Aviation
SOA DNR = State of Alaska, Dept. of Natural Resources
SOA DOT&PF = State of Alaska, Dept. of Transportation & Public Facilities
KPB = Kenai Peninsula Borough

* = Areas taken from record
** = Seldovia Recording District unless otherwise noted
*** = With Reservations

LEGEND

- BLM MONUMENT
- PRIMARY CENTERLINE MONUMENT
- EXISTING AVIATION STRUCTURE
- EXISTING STRUCTURE
- POWER POLE
- FIRE HYDRANT
- ( ) RECORD INFORMATION
- AIRPORT PROPERTY BOUNDARY
- AVIATION EASEMENT
- ADJACENT PROPERTY
- EXISTING EASEMENT
- TIES TO CONTROL
- OVERHEAD ELECTRIC
- WATER LINE
- PROPERTY ACQUIRED – OWNERSHIP
- PROPERTY ACQUIRED – AVIATION EASEMENT
- PROPERTY NOT TO BE ACQUIRED



VICINITY MAP
T. 8 S., R. 14 W
T. 9 S., R. 14 W
SEWARD MERIDIAN, AK
SCALE 1" = 1 MILE
USGS SELDOVIA (B-5) 1951
SELDOVIA RECORDING DISTRICT

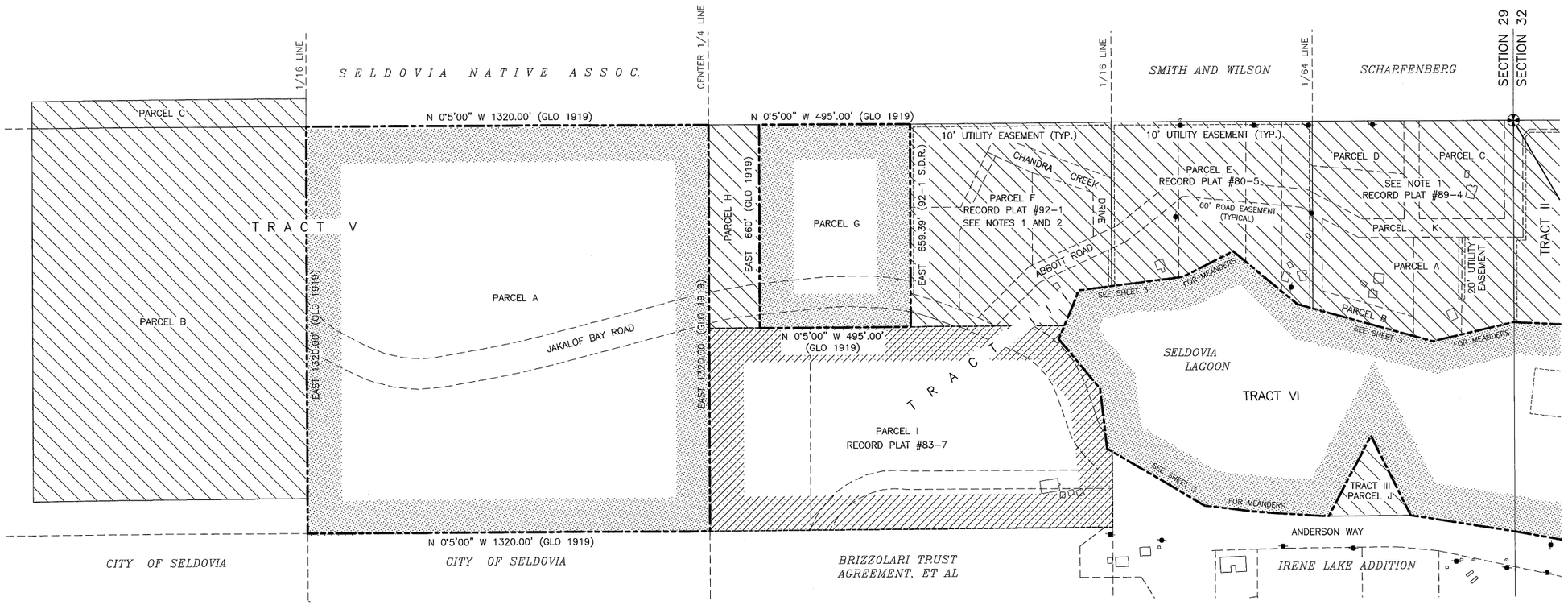
Magnetic Declination
23° East
USGS Quad, Seldovia (B-5), 1987

200 0 100 200 400 600
U.S. SURVEY FEET
Scale 1"=200'

NOTES

1. A building set-back of 20' from all ROWs is required, unless a lesser standard is approved by resolution of appropriate planning commision. Building set-back line to be limit of utility easements along ROWs. Plat 92-1 and 89-4, Seldovia Recording District)

2. Abbott Road ROW according to Seldovia deeds book 5, page 323, dated 11-8-1946.



THIS PLAN SUPERSEDES PROPERTY PLAN DATED 8/85

FILE: Seldovia-PropPlan
DATE: 03/01/05

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06
By: [signature] DATE: 6/9/06
FAA AIRPORTS DIVISION
ALASKAN REGION, AAL-600
04-AAL-186-NRA
F.A.A. AIRSPACE REVIEW NUMBER: 00-AAL-

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION
APPROVED: [signature] DESIGN SECTION CHIEF
APPROVED: [signature] PROJECT MANAGER

DATE 3-01-05
DESIGN N/A
DRAWN LHH
CHECKED DH

SELDOVIA AIRPORT
AIRPORT PROPERTY PLAN
TRACTS V AND III

SHEET 2 OF 5

TRACT PARCEL	ADA NO.*	AREA* (acre)	GRANTOR	GRANTEE	INTEREST	DATE ACQUIRED\ BOOK/PAGE**	REMARKS/LEGAL DESCRIPTION
TRACT I							
Remainder of Parcel A	11075	16.00	SOA DNR	SOA DPW DOA	Quitclaim Deed / Fee***	4/29/1974 \ 19 / 186	Lot 4, Sec 32, T8S, R14W, SM
			English	SOA DOT&PF	Quitclaim Deed	5/20/1985 \ 27 / 757	Lot 4, Sec 32, T8S, R14W, SM
Parcel B	10924	8.56	City of Seldovia	SOA DOT&PF	Quitclaim Deed	3/31/1953 \ 8 / 285	Lot 4, Sec 32, T8S, R14W, SM
Parcel C	10229	10.70	SOA DNR	SOA DPW DOA	I.L.M.T.	2/10/1960	Lot 4, Sec 32, T8S, R14W, SM
TRACT II							
Parcel B	10926	1.73	KPB&US of A	SOA DPW DOA	Fee	11/25/1974 \ 20 / 64 8/01/1975 \ 20 / 614	Declaration of Taking Final Judgment
Parcel C	10927	7.94	KPB&US of A	SOA DPW DOA	Fee	11/25/1974 \ 20 / 70 8/01/1975 \ 20 / 614	Declaration of Taking Final Judgment
TRACT VI							
Parcel A	11051	32.69	SOA DNR	SOA DPW DOA	I.L.M.T.	9/09/1974 \ 20 / 356	Statutory Warranty Deed
Parcel B-1	11052	1.53	City of Seldovia	SOA DOT&PF	Fee	3/26/1980 \ 23 / 798	Quitclaim Deed
Parcel B-2	11122	10.36	City of Seldovia	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	3/26/1980 \ 23 / 800	Document #1981-000470-0, Book 25, Page 144
ITEM #1	03890						HOMER ELECTRIC ASSOCIATION

SOA DPW DOA = State of Alaska, Dept. of Public Works, Div. of Aviation
SOA DNR = State of Alaska, Dept. of Natural Resources
SOA DOT&PF = State of Alaska, Dept. of Transportation & Public Facilities
KPB = Kenai Peninsula Borough

* = Areas taken from record
** = Seldovia Recording District unless otherwise noted
*** = With Reservations

NOTES

1: Lagoon Acres subdivision is subject to a right-of-way easement, 60' in width as described in book 5, page 323, S.R.D.

2. A setback of 20' is required from all street right-of-ways within Lagoon Acres subdivision unless a lesser standard is approved by resolution of the appropriate planning commision.

3. Lagoon Acres subdivision is subject to a 10' pedestrian access easement along the ordinary high water line of Seldovia Lagoon.

4. The pedestrian access easements are restricted to the residents of Lagoon Acres subdivision.

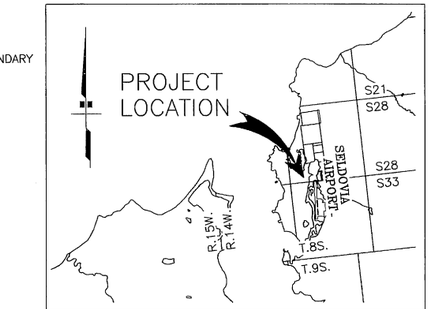
LEGEND

- BLM MONUMENT
- PRIMARY CENTERLINE MONUMENT
- EXISTING AVIATION STRUCTURE
- EXISTING STRUCTURE
- POWER POLE
- FIRE HYDRANT
- ( ) RECORD INFORMATION
- (**) SEE NARRATIVE ON SHEET 5
- AIRPORT PROPERTY BOUNDARY
- AVIATION EASEMENT
- ADJACENT PROPERTY
- EXISTING EASEMENT
- TIES TO CONTROL
- OVERHEAD ELECTRIC
- WATER LINE

PROPERTY ACQUIRED – OWNERSHIP

PROPERTY ACQUIRED – AVIATION EASEMENT

PROPERTY NOT TO BE ACQUIRED

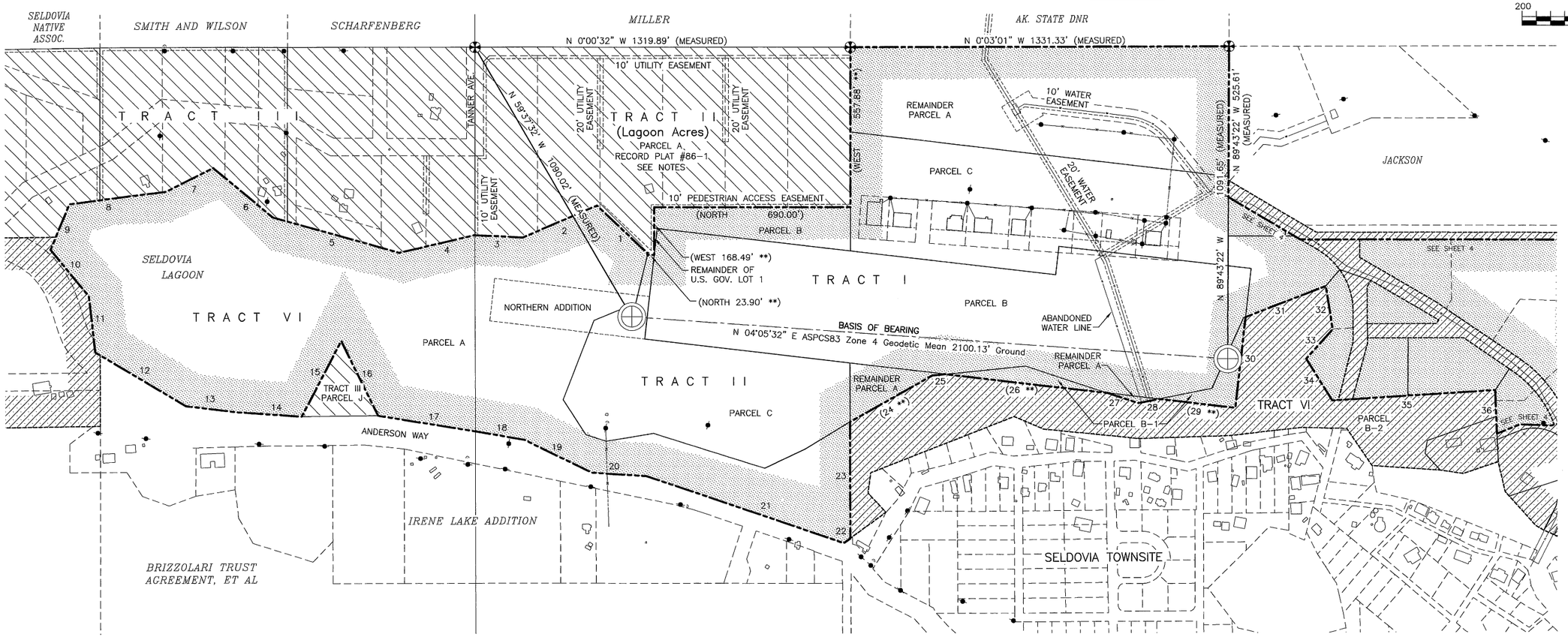


T. 8 S., R. 14 W
T. 9 S., R. 14 W
SEWARD MERIDIAN, AK

VICINITY MAP
SCALE 1" = 1 MILE
USGS SELDOVIA (B-5) 1951
SELDOVIA RECORDING DISTRICT

Magnetic Declination
23° East
USGS Quad, Seldovia (B-5), 1987

200 0 100 200 400 600
U.S. SURVEY FEET
Scale 1"=200'



RECORD MEANDERS
*ATS 945
**BOOK 23, PAGES 798-801 S.R.D.

*1.	N	43°15' E	244.20'
*2.	N	23°15' W	283.80'
*3.	N	02°45' E	171.60'
*4.	N	13°00' W	270.60'
*5.	N	15°30' E	462.00'
*6.	N	39°15' E	270.60'
*7.	N	26°15' W	184.80'
*8.	N	07°00' W	343.20'
*9.	N	67°15' W	171.60'
*10.	S	50°30' W	211.20'
*11.	S	83°30' W	198.00'
*12.	S	30°30' W	269.60'
*13.	S	07°00' W	178.20'
*14.	S	03°45' W	231.00'
*15.	S	62°00' E	297.00'
*16.	S	83°30' W	290.40'
*17.	S	09°00' W	343.20'
*18.	S	10°01' W	178.20'
*19.	S	25°45' W	264.00'
*20.	S	03°45' W	191.40'
*21.	S	18°45' W	732.60'
*22.	S	36°00' E	27.22'
*23.	S	90°00' E	408.55'
**24.	(S	29°07' E **)	331.43'
**25.	S	05°45' E	44.71'
**26.	S	06°38' W	576.27'
**27.	S	18°15' W	111.96'
**28.	S	11°00' E	189.58'
**29.	S	06°38' W	270.42'
**30.	S	83°22' E	318.50'
**31.	S	21°00' E	302.69'
**32.	S	81°00' W	153.78'
**33.	N	47°45' W	138.59'
**34.	S	58°00' W	171.61'
**35.	S	03°30' E	574.36'
**36.	S	87°30' W	152.15'

THIS PLAN SUPERSEDES PROPERTY PLAN DATED 8/85

FILE: Seldovia-PropPlan
DATE: 03/01/05

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/8/06
By: [signature] DATE: 6/9/06
FAA AIRPORTS DIVISION
ALASKAN REGION, AAL-600
F.A.A. AIRSPACE REVIEW NUMBER: 00-AAL- 04-AAL-186-NRA

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION
APPROVED: [signature] DESIGN SECTION CHIEF
APPROVED: [signature] PROJECT MANAGER

DATE 3-01-05
DESIGN N/A
DRAWN LHH
CHECKED DH

SELDOVIA AIRPORT
AIRPORT PROPERTY PLAN
TRACTS I, II AND VI

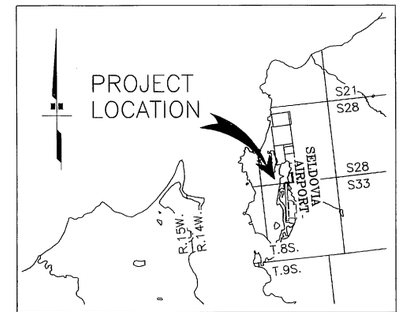
SHEET 3 OF 5

TRACT PARCEL	ADA NO.	AREA* (acre)	GRANTOR	GRANTEE	INTEREST	DATE ACQUIRED\ BOOK/PAGE**	REMARKS/LEGAL DESCRIPTION
TRACT IV							
Parcel A	10940	0.35	Jackson	SOA DPW DOA	Fee	9/09/1974 \ 20 / 352	Statutory Warranty Deed
Parcel A–1	10969	0.01	Jackson	SOA DPW DOA	Fee	9/09/1974 \ 20 / 356	Statutory Warranty Deed
Parcel B	10941	1.97	KPB	SOA DPW DOA	Fee	11/25/1974 \ 20 / 76 8/01/1975 \ 20 / 614	Declaration of Taking Final Judgment
Parcel C	10942	1.05	Kroll	SOA DPW DOA	Fee	7/03/1975 \ 20 / 464	Statutory Warranty Deed
Parcel D	10943	0.49	KPB	SOA DPW DOA	Fee	11/25/1974 \ 20 / 82 8/01/1975 \ 20 / 614	Declaration of Taking Final Judgment
Parcel E	10944	0.75	Kroll	SOA DPW DOA	Fee	7/03/1975 \ 20 / 458	Statutory Warranty Deed
Parcel F	10945	1.19	Hecks	SOA DPW DOA	Fee	7/13/1974 \ 19 / 236	Statutory Warranty Deed Lot 6, Bk 47, East Addition to Townsite of Seldovia (P# 66–28)
Parcel G	10946	0.70	KPB	SOA DPW DOA	Fee	11/25/1974 \ 20 / 88 8/01/1975 \ 20 / 614	Declaration of Taking Final Judgment
Parcel H	10947	0.85	Thomas	SOA DPW DOA	Permit, Aviation & Hazard Esmt, and ROW	10/09/1974 \ 20 / 53	Lot 3, Blk 47, East Addition to Townsite of Seldovia (P# 66–28)
Parcel I	10948	0.92	Barney	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	5/02/1985 \ 27 / 678	Lot 2, Blk 47, East Addition to Townsite of Seldovia (P# 66–28)
Parcel J	10949	0.38	Crawford	SOA DOT&PF	Esmt. For Right of Flight	2/21/1985 \ 27 / 460	Lot 1, Blk 47, East Addition to Townsite of Seldovia (P# 66–28)
Parcel K	10950	6.03	KPB	SOA DPW DOA	Fee	11/25/1974 \ 20 / 94 8/01/1975 \ 20 / 614	Declaration of Taking Final Judgment
Parcel L	11475		City of Seldovia	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	5/01/1985 \ 27 / 687	Airport Avenue, East Addition to Townsite of Seldovia (P# 66–28)
Parcel M	11476		City of Seldovia	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	5/01/1985 \ 27 / 687	Lake Street, East Addition to Townsite of Seldovia (P# 66–28)
Parcel N	11480		City of Seldovia	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	5/01/1985 \ 27 / 687	Unnamed Street, East Addition to Townsite of Seldovia (P# 66–28)
TRACT VII							
Parcel A	11005	0.89	City of Seldovia	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	2/27/1985 \ 27 / 414	Lot 1,4,5 & 7, Blk 45, E. Addition to Townsite of Seldovia (P# 66–28)
Parcel B	11006	0.31	Kashevarof	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	3/26/1985 \ 27 / 668	Lot 2, Blk 45, East Addition to Townsite of Seldovia (P# 66–28)
Parcel C–1	11007	0.45	Collier, et al	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	8/23/1985 5/15/1991 \ 31 / 959	Lot 2, Blk 45, East Addition to Townsite of Seldovia (P# 66–28)
Parcel C–2	11114	0.31	Kashevarof	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	3/19/1985 \ 27 / 522	Amended Declaration of Taking Final Judgment Lot 2, Blk 45, East Addition to Townsite of Seldovia (P# 66–28)
Parcel D	11008	0.14	Cooper	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	1/31/1985 \ 27 / 333	Lot 1, Blk 44, East Addition to Townsite of Seldovia (P# 66–28)
Parcel E	11009	0.23	Grosdidier	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	2/20/1985 \ 27 / 440 3/11/1985 \ 27 / 509	Lot 1–B, Blk 44, East Addition to Townsite of Seldovia (P# 66–28)
Parcel F	11010	0.41	Waterbury	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	2/20/1985 \ 27 / 455	Lot 2, Blk 44, East Addition to Townsite of Seldovia (P# 66–28)
Parcel G–1	11011	0.42	Hille	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	2/19/1985 \ 27 / 450 5/01/1985 \ 27 / 686	Lot 4, Blk 44, East Addition to Townsite of Seldovia (P# 66–28)
Parcel G–2	11503	0.30	Patterson	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	3/26/1985 \ 27 / 545	Lot 3, Blk 44, East Addition to Townsite of Seldovia (P# 66–28)
Parcel H	11012	2.33	Morgan	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	3/11/1985 \ 27 / 503	Lot 7, Blk 44, East Addition to Townsite of Seldovia (P# 66–28)
Parcel I–1	11013	0.50	Tinney	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	2/25/1985 \ 27 / 463	Lot 5, Blk 44, East Addition to Townsite of Seldovia (P# 66–28)
Parcel I–2	11071	0.56	Waterbury	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	5/03/1985 \ 27 / 719 5/09/1985 \ 27 / 680	Lot 6, Blk 44, East Addition to Townsite of Seldovia (P# 66–28)
Parcel J	11014	1.46	Swick	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	2/20/1985 \ 27 / 445 2/21/1985 \ 27 / 461 5/01/1985 \ 27 / 683	Lot 1, Blk 42, East Addition to Townsite of Seldovia (P# 66–28)
Parcel K	11015	1.44	Swick	SOA DOT&PF	Esmt. For Right of Flight	2/20/1985 \ 27 / 471	Lot 1, Blk 43, East Addition to Townsite of Seldovia (P# 66–28)
Parcel L	11016	0.63	Glasgow	SOA DOT&PF	Esmt. For Right of Flight	2/25/1985 \ 27 / 468	Lot 2, Blk 43, East Addition to Townsite of Seldovia (P# 66–28)
Parcel M	11017	0.97	Nelsen	SOA DOT&PF	Esmt. For Right of Flight	3/04/1985 \ 27 / 513	Lot 1, Blk 39, East Addition to Townsite of Seldovia (P# 66–28)

SOA DPW DOA = State of Alaska, Dept. of Public Works, Div. of Aviation
SOA DNR = State of Alaska, Dept. of Natural Resources
SOA DOT&PF = State of Alaska, Dept. of Transportation & Public Facilities
KPB = Kenai Peninsula Borough

* = Areas taken from record
** = Seldovia Recording District unless otherwise noted
*** = With Reservations

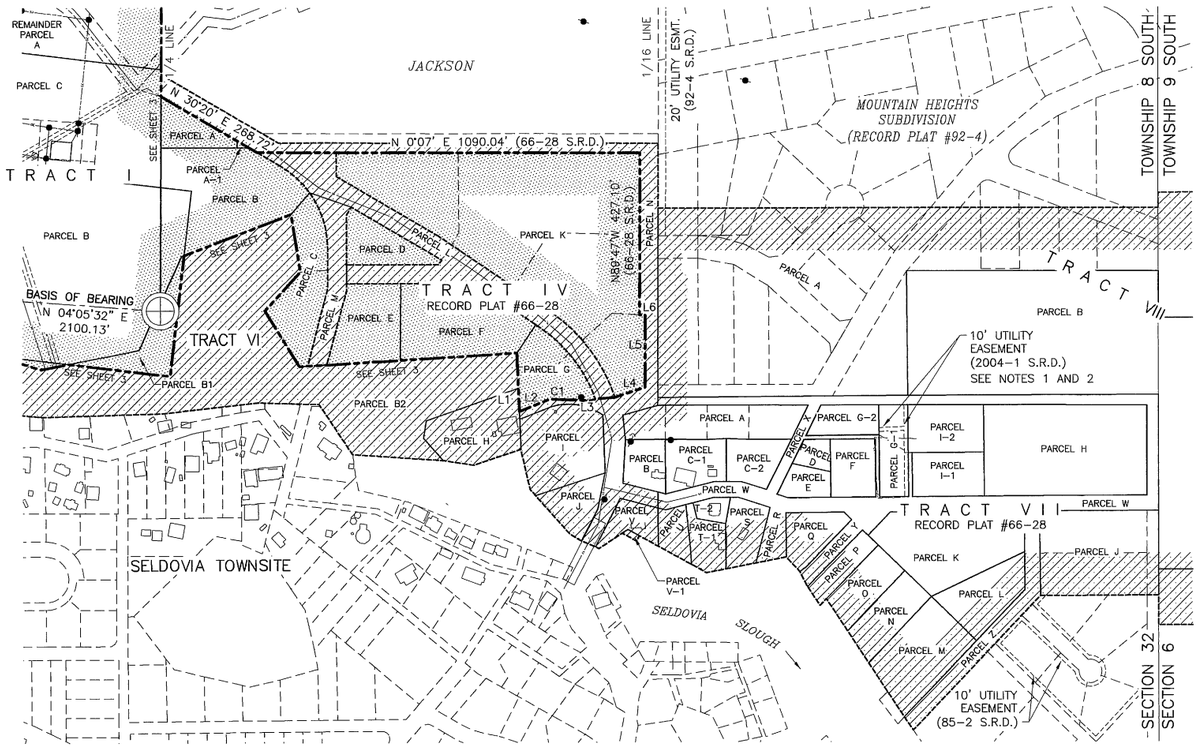
TRACT PARCEL	ADA NO.	AREA* (acre)	GRANTOR	GRANTEE	INTEREST	DATE ACQUIRED\ BOOK/PAGE**	REMARKS/LEGAL DESCRIPTION
TRACT VII (Cont)							
Parcel N	11018	0.51	Lewis	SOA DOT&PF	Esmt. For Right of Flight	2/21/1985 \ 27 / 431	Lot 2–A, Blk 39, East Addition to Townsite of Seldovia (P# 66–28)
Parcel O	11019	0.46	Martin, et al	SOA DOT&PF	Esmt. For Right of Flight	9/12/1985 \ 28 / 132	Lot 2–B, Blk 39, East Addition to Townsite of Seldovia (P# 66–28)
Parcel P	11020	0.25	Bowers	SOA DOT&PF	Esmt. For Right of Flight	2/10/1988 \ 30 / 336	Final Judgment Lot 2–C, Blk 43, East Addition to Townsite of Seldovia (P# 66–28)
Parcel Q	11021	0.37	Yuth	SOA DOT&PF	Esmt. For Right of Flight	2/21/1985 \ 27 / 434	All of Blk 38, East Addition to Townsite of Seldovia (P# 66–28)
Parcel R	11022	0.18	Ivy	SOA DOT&PF	Esmt. For Right of Flight	3/22/1985 \ 27 / 650	Lot 5, Blk 46, East Addition to Townsite of Seldovia (P# 66–28)
Parcel S	11023	0.38	Lee	SOA DOT&PF	Esmt. For Right of Flight	3/12/1985 \ 27 / 510	Lot 4, Blk 46, East Addition to Townsite of Seldovia (P# 66–28)
Parcel T–1	11024	0.30	Hille, et al	SOA DOT&PF	Esmt. For Right of Flight	2/19/1985 \ 27 / 437	Lot 3–A, Blk 46, East Addition to Townsite of Seldovia (P# 66–28)
			Hille	SOA DOT&PF	Esmt. For ROW	6/20/1985 \ 27 / 896	Lot 3–A, Blk 46, East Addition to Townsite of Seldovia (P# 66–28)
Parcel T–2	11502	0.12	Haley	SOA DOT&PF	Esmt. For Right of Flight	2/19/1985 \ 27 / 399	Lot 3–B, Blk 46, East Addition to Townsite of Seldovia (P# 66–28)
Parcel U	11025	0.23	Ogle	SOA DOT&PF	Esmt. For Right of Flight	4/03/1985 \ 27 / 551	Lot 2, Blk 46, East Addition to Townsite of Seldovia (P# 66–28)
Parcel V	11026	0.28	Hammer, et al	SOA DOT&PF	Esmt. For Right of Flight	10/27/1986 \ 30 / 341	Final Judgment Lot 1, Blk 46, East Addition to Townsite of Seldovia (P# 66–28)



VICINITY MAP SCALE 1" = 1 MILE
T. 8 S., R. 14 W
T. 9 S., R. 14 W
SEWARD MERIDIAN, AK
USGS SELDOVIA (B–5) 1951
SELDOVIA RECORDING DISTRICT

Magnetic Declination
23° East
USGS Quad, Seldovia (B–5), 1987

200 0 100 200 400 800
U.S. SURVEY FEET
Scale 1"=200'



THIS PLAN SUPERSEDES PROPERTY PLAN DATED 8/85

NOTES

1. Reference Book 25, Page 107, H.R.D. for a 10' wide R.O.W. easement granted to Homer Electric Association. (Affects South 10' of Lot 4B shown hereon.)
2. Existing overhead powerline is the centerline of a 20' wide electrical distribution line easement.

LINE TABLE

RECORD PLAT #66–28

L1	N 89°43' E	68.26'
L2	N 21°32' W	73.56'
L3	N 13°59' E	30.00'
L4	N 18°06' W	84.77'
L5	N89°47'W	188.00'
L6	NORTH	15.00'

CURVE DATA

RECORD PLAT #66–28

C1 – R=167.87' L=110.15'

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06
By: _____ DATE: 6/9/06
FAA AIRPORTS DIVISION
ALASKAN REGION, AAL–600
F.A.A. AIRSPACE REVIEW NUMBER: 00–AAL– 01-AAL-186-NRA

FILE: Seldovia–PropPlan
DATE: 03/01/05

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION
APPROVED: _____ DESIGN SECTION CHIEF
APPROVED: _____ PROJECT MANAGER

DATE 3-01-05
DESIGN N/A
DRAWN LHH
CHECKED DH

SELDOVIA AIRPORT
AIRPORT PROPERTY PLAN
TRACTS IV AND VII

SHEET 4 OF 5

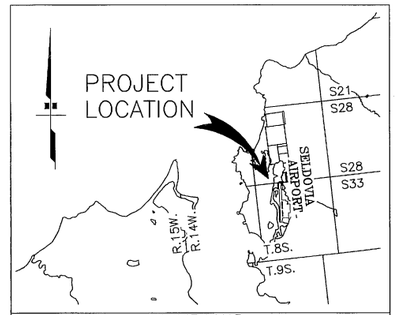
TRACT PARCEL	ADA NO.	AREA* (acre)	GRANTOR	GRANTEE	INTEREST	DATE ACQUIRED\ BOOK/PAGE**	REMARKS/LEGAL DESCRIPTION
TRACT VII (Continued from Sheet 4)							
Parcel V–1	11026	0.02	Hammer, et al	SOA DOT&PF	Esmt. For Right of Flight	8/28/1986 \ 28 / 893 8/11/1987 \ 29 / 641	Lot T–37 ATS 219
Parcel W	11471		City of Seldovia	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	5/01/1985 \ 27 / 687	Augustine Avenue, East Addition to Townsite of Seldovia (P# 66–28)
Parcel X	11472		City of Seldovia	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	5/01/1985 \ 27 / 687	Rocky Street, East Addition to Townsite of Seldovia (P# 66–28)
Parcel Y	11473		City of Seldovia	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	5/01/1985 \ 27 / 687	D Street, East Addition to Townsite of Seldovia (P# 66–28)
Parcel Z	11474		City of Seldovia	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	5/01/1985 \ 27 / 687	C Street, East Addition to Townsite of Seldovia (P# 66–28)
TRACT VIII							
Parcel A		20.00	Hopkins, et al	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	3/03/1986 \ 28 / 464 3/06/1990 \ 204 / 495	Declaration of Taking Final Judgment Portion Sec. 6, T9S, R14W, SM
Parcel B		5.00	McMichael, et al	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	11/21/1985 \ 28 / 158	Declaration of Taking Final Judgment
Parcel C	11029	55.28	Burrell, et al	SOA DOT&PF	Esmt. For Right of Flight	10/07/1985 \ 28 / 144	Portion Sec. 6, T9S, R14W, SM
Parcel C–1	11029	13.94	Burrell, et al	SOA DOT&PF	Permit, Aviation & Hazard Esmt, and ROW	10/07/1985 \ 28 / 139	Portion Sec. 6, T9S, R14W, SM (called Parcel C in documents)

SOA DPW DOA = State of Alaska, Dept. of Public Works, Div. of Aviation
SOA DNR = State of Alaska, Dept. of Natural Resources
SOA DOT&PF = State of Alaska, Dept. of Transportation & Public Facilities
KPB = Kenai Peninsula Borough

* = Areas taken from record
** = Seldovia Recording District unless otherwise noted
*** = With Reservations

LEGEND

- BLM MONUMENT
- PRIMARY CENTERLINE MONUMENT
- EXISTING AVIATION STRUCTURE
- EXISTING STRUCTURE
- POWER POLE
- FIRE HYDRANT
- ( ) RECORD INFORMATION
- AIRPORT PROPERTY BOUNDARY
- AVIATION EASEMENT
- ADJACENT PROPERTY
- EXISTING EASEMENT
- TIES TO CONTROL
- OVERHEAD ELECTRIC
- WATER LINE
- PROPERTY ACQUIRED – OWNERSHIP
- PROPERTY ACQUIRED – AVIATION EASEMENT
- PROPERTY NOT TO BE ACQUIRED

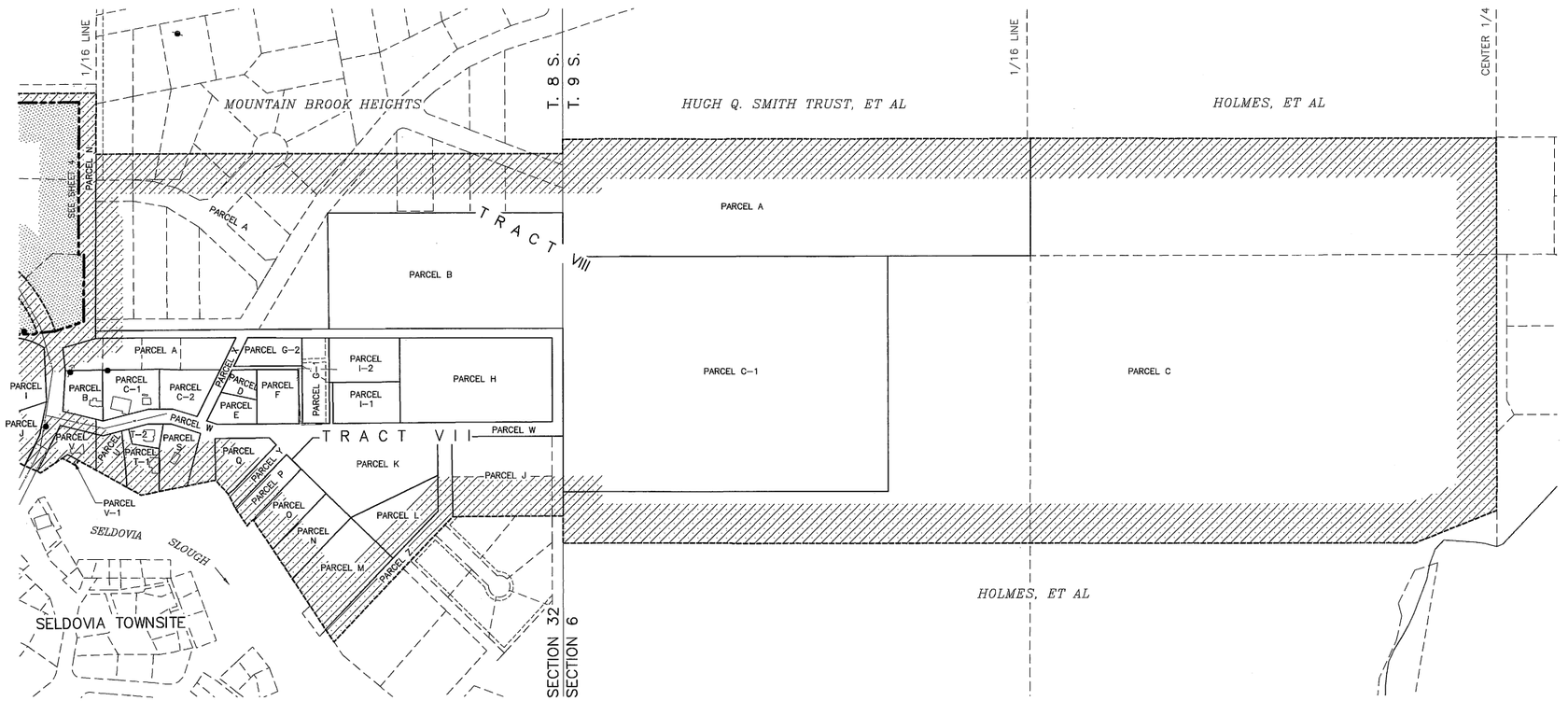


T. 8 S., R. 14 W
T. 9 S., R. 14 W
SEWARD MERIDIAN, AK

VICINITY MAP SCALE 1" = 1 MILE
USGS SELDOVIA (B–5) 1951
SELDOVIA RECORDING DISTRICT

Magnetic Declination
23° East
USGS Quad, Seldovia (B–5), 1987

200 0 100 200 400 800
U.S. SURVEY FEET
Scale 1"=200'



NARRATIVE

1. Record bearings of S. 06°30' E. found on the easterly boundary of Tract VI, Parcel B2 have been changed to S. 06°38' E. for best fit. Meander 24 has been changed from S. 21°15' E., 541.20' to S. 29°07'11" E., 331.43' to correct error in record.

2. The reference line from the Southeast corner of U. S. Government Lot 1, Section 32, Township 8 South, Range 14 West, to the true point of beginning of Tract II, Parcel B has been shortened to 557.88'.

3. Portions of record distances along the Westerly boundary of Tract II, Parcel A have been altered for best fit.

4. Reference the AutoCAD file Seldovia–PropPlan.dwg, Model Space, to see process of best fit and adjusted record.

THIS PLAN SUPERSEDES PROPERTY PLAN DATED 8/85

FILE: Seldovia–PropPlan
DATE: 03/01/05

AIRPORT LAYOUT PLAN CONDITIONAL APPROVAL
SUBJECT TO ALP APPROVAL LETTER DATED 6/9/06
By: [signature] DATE: 6/9/06
FAA AIRPORTS DIVISION
ALASKAN REGION, AAL–600
04-AAL-186-NRA
F.A.A. AIRSPACE REVIEW NUMBER: 00–AAL–

BY	DATE	REVISIONS

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION

APPROVED: [signature] DESIGN SECTION CHIEF
APPROVED: [signature] PROJECT MANAGER

DATE 3–01–05
DESIGN N/A
DRAWN LHH
CHECKED DH

SELDOVIA AIRPORT
AIRPORT PROPERTY PLAN
TRACT VIII

SHEET 5 OF 5